Bengaluru East City Corporation

Tender Notification No: BECC/EE/TEC/Tend/04/2026-27 Date:03-07-2026

Request for Proposal (RFP)

For

Construction of Skywalks under Public Private Partnership (PPP) Model on Design, Build, Finance, Operate and Transfer (DBFOT)with Fixed Concession Period of 15 Years under Commercial Advertisement Rights at Outer Ring Road Near EMC Square in Bengaluru East City Corporation Limits (Category-General)

Disclaimer

The information contained in this Request for Proposal document (the “RFP”) or subsequently provided to Bidder(s), whether verbally or in documentary or any other form by or on behalf of the Commissioner, Bengaluru East City Corporation (BECC) or any of its employees or advisors, is provided to Bidder(s) any other person. The purpose of this RFP is to provide interested parties with information that may be useful to them in making their technical and financial offers (Bids pursuant to this RFP. This RFP includes statements, which reflect various assumptions and assessments arrived at, by the BECC in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Bidder may require. This RFP may not be appropriate for all people, and) on the terms and conditions set out in this RFP and such other terms and conditions subject to which such information is provided. This RFP is not an agreement and is neither an offer nor invitation by the BECC to the prospective Bidders or it is not possible for the BECC, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this RFP. Each Bidder should conduct own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements, and information contained in this RFP and obtain independent advice from appropriate sources.

Information provided in this RFP to the Bidder(s) is on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law.

The BECC also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from any Bidder upon the statements contained in this RFP.

The BECC may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this RFP.

The issue of this RFP does not imply that the BECC is bound to select a Bidder or to appoint the Selected Bidder, as the case may be, for the Project and the BECC

reserves the right to reject all or any of the Bidders or Bids without assigning any reason whatsoever.

The Bidder shall bear all its costs associated with or relating to the preparation and submission of its Bid including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the BECC or any other costs incurred in connection with or relating to its Bid. All such costs and expenses will remain with the Bidder and the BECC shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder in preparation or submission of the Bid, regardless of the conduct or outcome of the Bidding Process.

Bengaluru East City Corporation

No: BECC/EE/TEC/Tend/04/2026-27 Office of the Executive Engineer

Traffic Engineering Cell Division Zone1
BECC Building, Hoodi Main Road, Hoodi
Bengaluru-560048
e-Mail: tecbecc@gmail.com

Dated: 03.07.2026

Invitation For Tender (IFT)
Short Term Tender Notification (Two Cover System)
(Through Gok KPP Portal Only)

1. The Executive Engineer- Traffic Engineering Cell Division invites tenders on behalf of the Commissioner, BECC, Bengaluru from eligible Tenderers for the work detailed in the table below. The tenderers may submit tenders for work given in the table through Karnataka public procurement portal of the Government of Karnataka (https://KPPP.karnataka.gov.in). The Tenderers are advised to note the minimum qualification criteria specified in Clause 3 of the Instructions to Tenderers to qualify for award of the contract.
2. Tender documents may be downloaded from the KPP portal of the Government of Karnataka from 06-07-2026.
3. Tenders must be accompanied by Earnest Money Deposit specified for the work in the table below. Earnest money deposit will have to be in any one of the forms as specified in the Tender document and shall have to be valid 180 days beyond the validity of the tender.
4. Tenders must be submitted online through KPP portal on or before 16.00 hours on 13-07-2026 and the opening of tenders will be as per the KPP portal guidelines.
5. Other details can be seen in the tender documents.

Sl No	Name of work	EMD In Rupees	Contract Period	Cost of Tender Form in Rs.
1	2	3	4	5
1	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15years under Commercial Advertisement rights at Outer Ring Road Near Karthik Nagar Bus Stop(General Category)	Rs 5.0 lakhs (Rs. One lakh through e-payment & remaining Rs Four Lakhs as specified in bid document).	9 (Nine) Months	As per KPP Portal
2	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at ITPL Main Road Near CMRT College(General Category)	Rs 5.0 lakhs (Rs. One lakh through e-payment & remaining Rs Four Lakhs as specified in bid document).	9 (Nine) Months	As per KPP Portal
3	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Outer Ring Road Near EMC Square(General Category)	Rs 5.0 lakhs (Rs. One lakh through e-payment &remaining Rs Four Lakhs as specified in bid document).	9 (Nine) Months	As per KPP Portal
4	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Varthuru to Old Airport Road Opp. Sai Samruddi Apartment / Vibgyor School Cross Junction(General Category)	Rs 5.0 lakhs (Rs. One lakh through e-payment &remaining Rs Four Lakhs as specified in bid document).	9 (Nine) Months	As per KPP Portal
5	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Varthuru to Old Airport Road Near Siddapura Junction(General Category)	Rs 5.0 lakhs (Rs. One lakh through e-payment & remaining Rs Four Lakhs as specified in bid document).	9 (Nine) Months	As per KPP Portal

Sl No	Name of work	EMD In Rupees	Contract Period	Cost of Tender Form in Rs.
1	2	3	4	5
6	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Whitefield Main Road Immadihalli Junction (General Category)	Rs 5.0 lakhs (Rs. One lakh through e-payment & remaining Rs Four Lakhs as specified in bid document).	9 (Nine) Months	As per KPP Portal
7	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Whitefield Main Road Near Royal Mart Junction (General Category)	Rs 5.0 lakhs (Rs. One lakh through e-payment & remaining Rs Four Lakhs as specified in bid document).	9 (Nine) Months	As per KPP Portal
8	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Sarjapura Road Near Kaikondrahalli Junction(Reserved for Scheduled Caste Category)	Rs 2.5 lakhs (Rs. One lakh through e-payment & remaining Rs. One Lakh Fifty thousand as specified in bid document).	9 (Nine) Months	As per KPP Portal
9	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Sarjapura Road Near Wipro Gate(General Category)	Rs 5.0 lakhs (Rs. One lakh through e-payment & remaining Rs Four Lakhs as specified in bid document).	9 (Nine) Months	As per KPP Portal
10	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at ORR Near Ibbaluru Junction(General Category)	Rs 5.0 lakhs (Rs. One lakh through e-payment & remaining Rs Four Lakhs as specified in bid document).	9 (Nine) Months	As per KPP Portal
11	Construction of Skywalk under PPP Model on	Rs 5.0 lakhs	9	As per

Sl No	Name of work	EMD In Rupees	Contract Period	Cost of Tender Form in Rs.
1	2	3	4	5
	Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Whitefield Main Road Near Hagadur Junction (General Category	(Rs. One lakh through e-payment & remaining Rs Four Lakhs as specified in bid document).	(Nine) Months	KPP Portal
12	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Sarjapura Road Near Salarpuria Senorita Apartment (M.K. Retail Shop) (Reserved for Scheduled Tribe Category)	Rs 2.5 lakhs (Rs. One lakh through e-payment & remaining Rs. One Lakh Fifty thousand as specified in bid document).	9 (Nine) Months	As per KPP Portal
13	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Sarjapura Road Near Carmelaram Junction (Reserved for Scheduled Caste Category)	Rs 2.5 lakhs (Rs. One lakh through e-payment & remaining Rs. One Lakh Fifty thousand as specified in bid document).	9 (Nine) Months	As per KPP Portal
14	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Sarjapura Road Near Doddakannalli Junction (General Category)	Rs 5.0 lakhs (Rs. One lakh through e-payment & remaining Rs Four Lakhs as specified in bid document).	9 (Nine) Months	As per KPP Portal
15	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Old Madras Road Near Govt Hospital KR Pura (Reserved for Scheduled Caste Category)	Rs 2.5 lakhs (Rs. One lakh through e-payment & remaining Rs. One Lakh Fifty thousand as specified in bid document).	9 (Nine) Months	As per KPP Portal

Calendar of Events

Availability of RFP online: 06-07-2026 onwards.

Last Date for Tender queries: 08-07-2026 up to 15-00 Hrs. Only through KPP Portal.

Pre bid Meeting on 08-07-2026 at 15-00 Hrs. at the Office of the Chief Engineer, Bengaluru East City Corporation, Zone-1, 1st Floor, BECC Building Old Madras Road, KR Pura Bengaluru-560036.

Last Date for Receipt of Tender is 13-07-2026 up to 16-00 Hrs.

Date of opening of technical Bid is 14-07-2026 at 16-00 Hrs.

Date of opening of financial Bid after approval of technical bid

Note:

1. Technical Bids will be opened on the website https://KPPP.karnataka.gov.in in the office of the Executive Engineer, TEC Division Zone1 on 14-07-2026 at 16-00 hours.
2. Aspiring Bidders/Contractors who have not registered in KPP Portal should register before participating through the website https://KPPP.karnataka.gov.in
3. Before submission of online bids, bidders must ensure that scanned copies of all the necessary documents have been attached with bid.
4. All the required information required for Bids must be filled and submitted online.
5. For details, registration and e-payment visit GOK KPP website https://KPPP.karnataka.gov.in or contact KPP Helpdesk at 080 – 22441076.
6. This tender notice can also be seen on the GBA website www.bbmp.gov.in.
7. As per Rule 27A(h) of the Karnataka Transparency in Public Procurements Rules, 2000, for Skywalks reserved for Scheduled Caste (SC) or Scheduled Tribe (ST) categories, if the bidder is a firm, company, consortium, or joint venture, all partners, directors, members, or constituent entities, as the case may be, shall belong to the respective Scheduled Caste or Scheduled Tribe category for which the work is reserved. The caste certificate(s) (For individual or all partners / joint ventures if applicable) issued by the Revenue Department, Govt of Karnataka has to be uploaded in the KPP Portal.

8. As per Rule 27A(i) of the Karnataka Transparency in Public Procurements Rules, 2000, bidders belonging to the Scheduled Caste (SC) or Scheduled Tribe (ST) categories shall be domiciled in the State of Karnataka for a period of not less than ten (10) years as on the date of submission of the bid. The domiciled Certificate(s) (For individual or all partners / joint ventures if applicable) issued by the Revenue Department, Govt of Karnataka has to be uploaded in the KPP Portal.

Sd/-
Executive Engineer
Traffic Engineering Cell Division, Zone1
Bengaluru East City Corporation

Copy Submitted to the:

1. Personnel Section of Hon'ble Administrator, Bengaluru East City Corporation to bring into the notice of the Hon'ble Administrator.
2. Hon'ble Commissioner, Bengaluru East City Corporation for kind information.
3. Additional Commissioner (Development) Bengaluru East City Corporation for kind information.
4. Chief Engineer (Zone-1 & 2), Bengaluru East City Corporation for kind information.
5. Superintending Engineer (Zone-1 & 2), Bengaluru East City Corporation for kind information.
6. DCIO with a Request to publish the same in the Greater Bengaluru Authority Website.
7. Public Relation Officer, Bengaluru East City Corporation to publish in two leading National Newspapers in Kannada and English and to publish the same at National Level.
8. Notice Board / Office Copy.

Executive Engineer
Traffic Engineering Cell Division, Zone1
Bengaluru East City Corporation

Volume-1

Instructions to Bidders

Definitions

Acceptance Test means a set of tests to be conducted by BECC and or its designated agency after successful completion of the construction of the Skywalks which means Bengaluru East City Corporation(BECC) comprising various departments, administrative zones and offices defined from time to time in accordance with applicable laws.

Bid means the response to this RFP submitted by the prospective bidders and acknowledged by BECC as valid.

Bid Security means the bank guarantee to be furnished by the bidders in the prescribed format for the amount and terms detailed in this section.

Bid Value means bidders' estimated capital cost during the construction phase of the Skywalks project as reflected in the bidding Bid.

Commercial Operation Date means the date indicated by BECC while issuing a certificate of successful completion of the construction of the Skywalks and successful completion of the Acceptance Test. Commercial Operation Date shall signify use of walkway by the pedestrians and operation of lifts/escalators; display of advertisements shall follow after the Commercial Operation Date.

Concession means the award of Contract to the Concessionaire for the design, finance, build, operate and transfer of the facilities associated with the development of Skywalks at identified location in Bengaluru.

Contract means the agreement(s) to be executed between BECC and the Concessionaire detailing the role, responsibility and liability of each party in respect of development and operation of Skywalks

Law means any Act, Statute, Ordinance or a State notification enacted after a due process of Legislature of Government of Karnataka and in force.

Concessionaire means the company, which has won and been awarded the Concession for construction and operation and maintenance of the Skywalks by BECC.

Concession Period means a fixed period of Fifteen (15) years including the Construction Period of Nine (9) months commencing from the Date of work order issued and ending on expiry of fifteen years unless terminated earlier in accordance with the Concession Agreement.

Base Concession Fee means the minimum annual concession fee prescribed by

BECC for a particular Skywalk location and below which no bid shall be accepted.

Project Director/Engineer in Charge means a person or an organization designated by BECC to deal with the Concessionaire during the entire period of the Contract responsible for monitoring, supervision and reporting functions.

RFP means a set of four volumes of this bid document comprising instructions to bidders, technical requirements & specifications, commercial specifications, formats for bid submission and draft Contract and supplements and amendments that may be issued subsequently.

SLA means the service level agreement to be established for the Skywalks identifying the performance metrics and provisions for penalty for non-performance thereof.

Skywalks means semi-automated pedestrian crossing system comprising with lifts with escalators, walkway, barricades, security systems and other amenities elaborated in the technical documentation of this RFP.

Sub-contractor means agencies and or companies identified by the Concessionaire in its Bid as sub-contractors to provide a part of the services in respect of design, development, construction, operation and maintenance of the Skywalks either during the construction phase and or during the operation and maintenance phase. The extent of sub contracting to any sub-contractor by the Concessionaire shall be in accordance with the main Contract between BECC and the Concessionaire.

Supplier means any firm or organization contracted by the Concessionaire to supply equipment, material and consumables during the construction and operation and maintenance phases of the project. Suppliers would include companies that provide lifts, escalators, accessories, security systems etc.

1.1.1 Authorities for the Tender Process.

Tender Inviting Authority:
Executive Engineer, TEC DivisionZone-1, BECC

Tender Scrutiny/Evaluation Authority:
Tender Evaluation Committee Headed by Additional Commissioner (Development), BECC

Tender Approval Authority:
The Commissioner, BECC

Tender Appellate Authority:
Chief Commissioner, Greater Bengaluru Authority

Interpretation

1.1.2 In this Agreement, unless the context otherwise requires,

References to any legislation or any provision thereof shall include amendment or re-enactment or consolidation of such legislation or any provision thereof as far as such amendment or re-enactment or consolidation applies or is capable of applying to any transaction entered into hereunder.

References to laws of Karnataka or India or Indian law or regulation having the force of law shall include the laws, acts, ordinances, rules, regulations, bye laws or notifications which have the force of law in the territory of India and as from time to time may be amended, modified, supplemented, extended or re-enacted.

References to a "person" and words denoting a natural person shall be construed as a reference to any individual, firm, company, corporation, society, trust, government, state or agency of a state or any association or partnership (whether or not having separate legal personality) of two or more of the above and shall include successors and assigns.

the table of contents, headings or sub-headings in this Agreement are for convenience of reference only and shall not be used in, and shall not affect, the construction or interpretation of this Agreement.

the words "include" and "including" are to be construed without limitation and shall be considered to be followed by "without limitation" or "but not limited to"whether they are followed by such phrases.

references to "construction" or "building" include, unless the context otherwise requires, investigation, design, developing, engineering, procurement, delivery, transportation, installation, processing, fabrication, testing, commissioning and other activities incidental to the construction, and "construct" or "build" shall be construed accordingly.

references to "development" include, unless the context otherwise requires, construction, renovation, refurbishing, augmentation, up-gradation and other activities incidental thereto, and "develop" shall be construed accordingly.

any reference to any period shall mean a reference to that according to Indian Standard Time.

any reference today shall mean a reference to a calendar day.

references to a “business day” shall be construed as a reference to a day (other than a Sunday) on which banks in Bengaluru are generally open for business.

any reference to month shall mean a reference to a calendar month as per the Gregorian calendar; references to any date, period or Project Milestone shall mean and include such date, period or Project Milestone as may be extended following this Agreement.

any reference to any period commencing “from” a specified day or date and “till” or “until” a specified day or date shall include both such days and dates; provided that if the last day of any period computed under this Agreement is not a business day, then the period shall run until the end of the next business day.

the words importing singular shall include plural and vice versa; references to any gender shall include the other and the neutral gender; “lakh” means a hundred thousand (100,000) and “crore” means ten million (10,000,000); “indebtedness” shall be construed so as to include any obligation (whether incurred as principal or surety) for the payment or repayment of money, whether present or future, actual or contingent;

references to the “winding-up”, “dissolution”, “insolvency”, or “reorganisation” of a company or corporation shall be construed so as to include any equivalent or analogous proceedings under the law of the jurisdiction in which such company or corporation is incorporated or any jurisdiction in which such company or corporation carries on business including the seeking of liquidation, winding-up, reorganisation, dissolution, arrangement, protection or relief of debtors;

any reference, at any time, to any agreement, deed, instrument, licence or document of any description shall be construed as reference to that agreement, deed, instrument, licence or other document as amended, varied, supplemented, modified or suspended at the time of such reference; provided that this Sub-clause shall not operate so as to increase liabilities or obligations of the BECC hereunder or pursuant hereto in any manner whatsoever;

any agreement, consent, approval, authorisation, notice, communication, information or report required under or pursuant to this Agreement from or by any Party shall be valid and effective only if it is in writing under the hand of a

duly authorised representative of such Party, as the case may be, in this behalf and not otherwise.

Measurements and arithmetic conventions

All measurements and calculations shall be in the metric system and calculations done to 2 (two) decimal places, with the third digit of 5 (five) or above being rounded up and below 5 (five) being rounded down.

Priority of agreements and errors/discrepancies

1.4.1 This Agreement, and all other agreements and documents forming part of this agreement are to be taken as mutually explanatory and, unless otherwise expressly provided elsewhere in this Agreement, the priority of this Agreement and other documents and agreements forming part hereof shall, in the event of any conflict between them, be in the following order: this Agreement; and all other agreements and documents forming part hereof; i.e. the Agreement at (a) above shall prevail over the agreements and documents at (b) above.

1.4.2 Subject to the provisions of Clause 1.4.1, in case of ambiguities or discrepancies within this Agreement, the following shall apply: between two or more Clauses of this Agreement, the provisions of a specific Clause relevant to the issue under consideration shall prevail over those in other Clauses; between the written description on the Drawings and the Specifications and Standards, the latter shall prevail; between the dimension scaled from the Drawing and its specific written dimension, the latter shall prevail; and between any value written in numerals and that in words, the latter shall prevail.

Scope

Bengaluru East City Corporation (BECC) aims at improving its services to the pedestrian public of Bengaluru City and proposes to develop a number of Skywalks equipped with lifts, stair cases and with escalators around the city at select identified locations. The Skywalks project initiative would involve systematic design, development, construction, financing, operation, maintenance, revenue collection, and deployment.

In particular, the scope would involve:

1. Design of the Skywalks with a view to ensure safe and convenient walking for the pedestrians of all sections of society.

2. Preparation of all location's specific designs & engineering drawings of all Skywalk with lifts, staircase and with or without escalators suitable to the site conditions, and as listed in the scope of work for each locations existing environment conditions, community demand, existing and proposed structures on the road and basic specifications prescribed by BECC and IRC, Harmonized Guidelines & Standards for Universal Accessibility in India 2021-Guidelines.
3. Collect and validate the site conditions where Skywalks are proposed in consultation with various stakeholders (utility companies wherever necessary)
4. Operation & Maintenance of Skywalks for the concession period.
5. Arrange financing of the project in accordance with agreed Contractual terms.
6. Enabling adding of Services to the Skywalks in consultation with BECC after satisfying feasibility requirements.
7. Deployment of adequately trained manpower required for the Operations and Maintenance in accordance with performance requirements stipulated in the Contract as Annexure-15 of this RFP.
8. Adherence to all applicable laws and regulations in this respect.
9. Transfer the facilities in good condition and free from all encumbrances free of cost to BECC upon expiry of the Concession Period.

List of Documents comprising the RFP

The Request for Proposal (RFP) document for the Skywalks Project consists of four volumes viz.

Volume 1 "Instructions to Bidders"

Instructions to Bidders

Bid Process – preparation and submission.

Bid Evaluation

Award Criteria

Volume 2 "Technical requirements and specifications"

Scope of the project

Roles & Responsibilities of the Stakeholders

Functional Requirements

Technical Requirements

Volume 3 "Commercial Specifications"

Financing

Revenue Model

Implementation Schedule

Contract terms

Volume 4 “Forms for bid submission”

Formats for technical bid

Formats for financial bid

The bidders are expected to examine all instructions, forms, terms, Skywalks project requirements and other information in the RFP document. Carrying out detailed due diligence of information furnished in the RFP is the responsibility of the bidders. Failure to furnish all information required by the RFP documents or submission of a proposal not substantially responsive to the RFP documents in every respect will be at the Bidder’s risk and cost, may result in rejection of its Bid and forfeiture of the Bid Security.

Acknowledgment of Receipt

It is required by the prospective bidders to acknowledge receipt of this RFP by sending the following information (details of bidders contact personnel) to BECC at the address mentioned below by direct mail. The contact personnel of the prospective bidders shall not be changed during the bid process. Bidders, who send an acknowledgement of receipt of the RFP, would be registering their interest to bid for the Skywalks project. Bidders are requested to send a notice of intent to bid to the BECC as in Attachment 1 by email. Bidders are also requested to send a confirmation to attend the pre-bid meeting proposed on the date indicated in the bidding process timetable and as notified in the Tender Notification.

All Submissions should be through KPP portal only.

Bengaluru City Corporation Address	Bidder Information
1) Sri. M, Lokesh Chief Engineer (Zone-1) Bengaluru East City Corporation BECC Building, Old Madras Road KRPura Bengaluru-560036	Company Name Address Primary Contact: Name Address e-mail Address:
2) Smt. Bhuprada Executive Engineer Traffic Engineering CellDivision,Zone1 Bengaluru East City Corporation. BECC Building Hoodi Main Road, Hoodi	Telephone Number Secondary Contact: Name Address

Bengaluru. - 560048	e-mail Address:
e-mail Address: tecbecc@gmail.com	Telephone Number

Clarifications

All enquiries and or clarifications from the bidders related to this RFP should be filed through KPP Portal Only.

Supplemental Information

If BECC deems it appropriate to revise any part of this RFP or to issue additional data to clarify an interpretation of provisions of this RFP, it may issue supplements to this RFP. Any such supplements shall be deemed to be incorporated by this reference into this RFP and binding on the bidders.

Key Activities and Dates

The Schedule of Key Activities for the purpose of this RFP describing the bid process is as per Tender Notification. Bidders at their own responsibility and risk is encouraged to visit and examine the Site of Works and its surroundings and obtain all information that may be necessary for preparing the Tender and entering into a contract for construction of the Works.

Bid Preparation and Participation Costs

The bidder is responsible for all costs incurred in connection with participation in the Bid Process including and not limited to costs incurred in conduct of informative and other diligence activities, making site visits, participation in meetings/discussions/presentations, preparation of proposal, in providing any additional information required by BECC to facilitate the evaluation process, and in negotiating a definitive Agreement or all such activities related to the Bid Process.

Qualification Criteria (Technical &Financial)

All bidders shall provide the requested information accurately and in sufficient detail in qualification information.

All bidders shall furnish the information sought in the RFP accurately, completely, and in sufficient detail to establish their eligibility and qualification.

The Bidder may be a Single Entity or a Consortium consisting of not more than three (3) members. The Bidder shall be a legal entity registered in India under the applicable laws, including a Company incorporated under the Companies Act,

2013, a Partnership Firm registered under the Indian Partnership Act, 1932, a Limited Liability Partnership (LLP) registered under the Limited Liability Partnership Act, 2008, or any other entity legally permitted to participate in the bidding process.

In case of a Consortium, the members shall enter into a legally enforceable Consortium Agreement clearly specifying the roles, responsibilities, obligations, and shareholding/participation of each member. The Consortium shall nominate one member as the Lead Member, who shall be authorized to represent and bind all Consortium members during the bidding process, execution of the Concession Agreement, construction period, operation and maintenance period, and throughout the Concession Period.

The Single Entity Bidder or all members of the Consortium, as the case may be, shall be jointly and severally responsible and liable for the design, financing, construction, operation, maintenance, performance, and fulfillment of all obligations under the Concession Agreement during the entire Concession Period.

Any change in the constitution of the Consortium, Lead Member, ownership pattern, or control of the Consortium after submission of the Bid shall require prior written approval of BECC.

The Lead Member of the Consortium shall hold not less than 51% participation in the Consortium during the Construction Period and not less than 26% participation during the Concession Period, unless otherwise approved by BECC.

The Bidder shall satisfy the following technical and financial criteria.

A. Technical Criteria:

The Bidder, in case of a Single Entity, or the Lead Member, in case of a Consortium, shall satisfy the following Technical Eligibility Criteria:

- The Bidder/Lead Member shall have been engaged in the business of infrastructure development, construction, engineering, project development, operation and maintenance, commercial complexes, convention centres, institutional buildings, transportation infrastructure, or similar activities during the last five (5) years preceding the Bid Due Date.

- The Bidder/Lead Member shall have successfully designed, developed and/or constructed at least one (1) Skywalk, Foot Over Bridge (FOB), Metro Pedestrian Bridge, Pedestrian Overpass, or **similar** public infrastructure facility having a **minimum span length of 24.0 metres**, incorporating lift(s), staircase(s), and/or escalator(s).The Bidder/Lead Member shall have operated and

maintained such facility for a minimum period of **Three (3) years**, either directly or through an entity in which the Bidder holds controlling interest.

- In case of a Consortium, the Lead Member shall satisfy not less than 51% of the prescribed technical eligibility requirements and shall be responsible for overall project implementation and performance.

- Joint Ventures/Consortiums shall be permitted subject to submission of a valid Consortium Agreement clearly specifying the roles, responsibilities, and obligations of each member.

- For works reserved under Scheduled Caste (SC) or Scheduled Tribe (ST) categories, all Consortium/Joint Venture members shall belong to the respective reserved category for which the work is reserved and shall satisfy the requirements prescribed under the Karnataka Transparency in Public Procurements Act and Rules.

- The Technical Experience claimed by the Bidder shall be supported by documentary evidence such as Work Orders, Completion Certificates, Performance Certificates, Operation and Maintenance Certificates, Client Certificates, or any other documents acceptable to BECC.

- Any Bidder not registered with the Advertisement Department of BECC shall obtain such registration within thirty (30) days from the date of issue of Letter of Acceptance or before commencement of advertisement activities, whichever is earlier.

- The Bidder shall submit an undertaking confirming its responsibility for the satisfactory performance, operation, maintenance, safety, and defect-free functioning of the Skywalk throughout the Concession Period.

- No Bidder, Consortium Member, Associate or Affiliate shall submit, directly or indirectly, more than one Bid for the same Skywalk location. A Bidder applying individually shall not be entitled to participate as a member of any Consortium or Joint Venture for the same location, and vice versa. Any violation of this condition shall result in rejection of all such Bids.

A technical evaluation on the parameters of innovativeness of concept, aesthetic appeal, economy of construction, economy of maintenance, functional aspects (such as disabled friendly design, women friendly and safe design, ease of access and circulation, quick evacuation in case of emergencies, maximum connectivity), commercial potential (such as maximum scope for providing kiosks and advertisement panels without disturbing aesthetics), safety aspects and structural feasibility will be carried out.

Additional public utilities such as Toilets, Information Services, Wi-Fi services, etc. and maintenance of footpath and median near a particular location of skywalk for a length of 100m on either side as per standards of BECC will be preferred for technical scores. Technical Score will also be given to bidder who will be giving extra public utilities and amenities other than skywalk.

B. Financial Capability

1. Financial Turnover

a) In case of a Single Entity Bidder, the Bidder shall have achieved an Annual Financial Turnover of not less than Rs. 200.00 Lakhs in at least two (2) financial years out of the immediately preceding five (5) financial years for General Category works and not less than Rs. 100.00 Lakhs in at least two (2) financial years out of the immediately preceding five (5) financial years for Scheduled Caste (SC) / Scheduled Tribe (ST) Category works.

b) In case of a Consortium, the combined Annual Financial Turnover of all Consortium Members shall be not less than Rs. 500.00 Lakhs in at least two (2) financial years out of the immediately preceding five (5) financial years for General Category works and not less than Rs. 250.00 Lakhs in at least two (2) financial years out of the immediately preceding five (5) financial years for Scheduled Caste (SC) / Scheduled Tribe (ST) Category works.

c) The Lead Member of the Consortium shall contribute not less than 51% of the prescribed turnover requirement.

2. Financial Soundness

The Bidder, in case of a Single Entity, or the Lead Member of the Consortium, shall not be a loss-making entity and shall have reported positive net worth as per the latest audited financial statements.

3. Documentary Evidence

The Financial Capabilities should be demonstrated by the Bidders through proper documentary evidence to the satisfaction of BECC.

4. Liquid Assets / Credit Facilities

The Bidder, in case of a Single Entity, or the Consortium collectively, in case of a Consortium, shall demonstrate availability of liquid assets, cash balances, unutilized credit facilities, overdraft limits, cash credit facilities and/or bank guarantees from Nationalized Banks amounting to not less than **Rs.200.00 Lakhs.** Such availability shall be certified by the Bidder's Banker and shall be valid as on the Bid Due Date.

5. Consortium Agreement

In case of a Consortium, a certified true copy of the Consortium Agreement executed between the Lead Member and other Consortium Members shall be submitted clearly indicating the respective roles, responsibilities, obligations and financial commitments of each member towards execution of the Project.

6. Qualification for Multiple Packages

To qualify for more than one Skywalk package, the Bidder shall demonstrate adequate financial capacity, technical capability, manpower and resources to satisfy the aggregate qualification requirements of all packages for which bids are submitted.

Note: The statements showing the value of existing commitments and on-going work as well as the stipulated period of completion remaining for each of the works listed should be countersigned by the Employer in charge, not below the rank of an Executive Engineer or equivalent.

Even though the Tenderers meet the above criteria, they are subject to be disqualified if they have:

a. made misleading or false representations in the forms, statements and attachments submitted in proof of the qualification requirements; and/or

b. record of poor performance such as abandoning the works, not properly completing the contract, inordinate delays in completion, litigation history, or financial failures etc.; and/or

c. participated in the previous Tender for the same work and had quoted unreasonably high tender prices and could not furnish rational justification.

Bid Security (Earnest Money Deposit)

Bidders shall submit along with their bids, Bid Security in the form of EMD

through KPP portal for the amounts as mentioned.

EMD Amount shall be submitted by the Tenderer taking into account of the following Conditions.

EMD for work is Rs. **5.00 Lakhs**. Out of which Rs.1.00 Lakh shall be accepted only in the form of Electronic Cash (and not through Demand Draft or Bank Guarantee) and will be maintained in the Government's Central Pooling Account until the Work is awarded and EMD for the Balance Amount (Rs. 4.00 Lakhs) shall be in the Form of Bank Guarantee from any Nationalized / Scheduled Bank valid for a period of not less than 180 days after the Deadline Date for Tender Submission. Further, the Original Bank Guarantee shall be submitted to the Office of the Executive Engineer Traffic Engineering Cell Division Zone1,Bengaluru East City Corporation, BECC Building, Hoodi Main Road Hoodi, Bengaluru – 560048 on or before the opening of technical bids. The Bank Guarantee submitted after the specified time will be deemed for rejection.

The tender processing fee and EMD shall be made in KPP Portal only using any of the following four modes of payment.

Credit Card

Direct debit

Nationalized Electronic Fund Transfer (NEFT)

The EMD in any other form shall not be entertained .The EMD would be returned to all unsuccessful bidders from KPP portal after the award of project.

Bids submitted in KPP portal without exact amount of Bid security (EMD) shall be rejected:

BECC may in exceptional circumstances and at its discretion extend the deadline for submission of bids by issuing an addendum or by intimating all bidders who have been provided with the RFP document in writing and by email and in e-portal (where possible) in which case all rights and obligations of the BECC project and the bidders previously subject to the original deadline will thereafter be subject to the deadline as extended.

Bids can't be submitted after the due date and the specified time in the KPP portal.

Bids would be opened through KPP portal in the presence of all bidders (who choose to be present). The venue of the bid opening is: Office of Executive Engineer Traffic Engineering Cell Division Zone1,Bengaluru East City Corporation,

BECC Building, Hoodi Main Road Hoodi, Bengaluru – 560048.

In the event of the specified date of bid opening being declared a holiday, the bids shall be opened at the appointed time and location on the next working day.

Composition of the Bid

Bids shall be prepared and submitted in Two Cover (Parts): the first part shall comprise the offer letter in the prescribed format, and the Bid Security.

Technical aspects of the bid and the second cover / part shall be the commercial bid specifying the price offer and the commercial terms and conditions.

The technical proposals of all the bidders who have complied with bid submission requirements (Two cover/ part submission and provision of bid security in the format and amount indicated) will be opened. After evaluation of technical proposals, the commercial proposals of only those bidders, who qualify in technical evaluation, will be opened.

The venue, date and timing for opening the Technical & Commercial proposals will be as per the dates indicated in the KPP platform.

All the proposals will be opened in the presence of the bidder's representatives who choose to be present.

- **Proposal Instructions and Conditions**

Response to bid must be direct, concise, and complete. All information not directly relevant to this RFP should be omitted. BECC will evaluate bidder's proposal based upon its clarity and the directness of its response to the requirements of the project as outlined in this RFP. To assist in the preparation of proposal, BECC is making available an electronic version of this RFP to prospective bidders.

RFP Format

1. This RFP provides information regarding the requirements of the Skywalks project, associated services which are included in the Volume 2 titled “Technical Requirements & Specifications”.
2. This RFP also includes specific questions about bidder's proposed solution, technical qualifications and capabilities, development, implementation, operations and management approaches and strategy, to facilitate BECC in determining bidder's suitability as the Skywalks developer based on the requirements outlined in this RFP. The bidder is expected to respond to the

requirements completely and in as much detail as possible and focus on demonstrating bidder's suitability to become the Skywalks developer for the requirements outlined.

3. BECC seeks a specific proposal responsive to this RFP in every respect and detail, rather than a mere compilation of materials and promotional information. BECC will appreciate the superior quality and responsiveness of the proposal.
4. As noted above, BECC is providing a copy of this RFP in an electronic format. The bidder must submit the bid, as separate documents in Two cover through KPP portal, “Covering letter with bid security” and “Technical Proposal” and a “Commercial Proposal,” as described in this Section. The Two sealed covers should be submitted separately for each of the locations through KPP portal. Failure to submit separate technical and commercial proposals may result in disqualification of the bid.

Documents comprising the bidders' proposal

Proposal submitted by the bidder shall comprise the following documents:

1. Proposal covering letter and the technical proposal Forms (covering letter is set forth in Annexure 1 of Volume-4 of this RFP).
2. Bid Security in the form of bank guarantee as specified in Annexure 12 of Volume 4 of the RFP.
3. Technical proposal in the format as specified in Annexure 1, 2, 4, 5,6,7,8,9,10 of Volume 4 of this RFP. Bidders should add any technical write up to substantiate their proposals.
4. Commercial proposal as specified in Annexure 3 and 13 of Volume 4 of this RFP in the formats provided.
5. Any other information that is required to be submitted in the proposal process

Bidder shall submit with its proposal, inter alia, the following attachments:

6. A board resolution (in case of a group or consortium bid, the Prime Contractors Board of Directors) authorizing the Bidder/ Prime Bidder to sign/ execute the proposal as a binding document and also execute all relevant agreements forming part of RFP.
7. A certified true copy of the consortium agreement between the Prime Bidder and the other members of the consortium, revealing the respective roles and responsibilities of all the members, in meeting the overall scope and requirements of the Skywalks Project.

8. Bidders shall furnish the required information on their qualifications, technical and commercial strengths in the enclosed formats only. Any deviations in format may make the bid liable for rejection.

1.1.3 Technical Proposal

A printed covering letter on the bidding organization's letterhead with all required information and authorized representative's initials shall be submitted along with the proposal through KPP portal. Bidders are advised not otherwise edit the content of the proposal cover letter. The technical proposal should contain a detailed description of how the bidder will provide the required services outlined in this RFP. It should articulate in detail, as to how the bidder's Technical Solution meets the requirements specified in the RFP. The technical proposal must not contain any pricing information. In submitting additional information, please mark it as supplemental to the required response. If the bidder wishes to propose additional services (or enhanced levels of services) beyond the scope of this RFP, the proposal must include a description of such services as a separate attachment to the proposal.

Only the selected bidder will have to submit the detailed structural and architectural drawings for the Skywalks with lift and with or without escalator and staircase on both sides for obtaining approval from BECC

The technical proposal should address the following:

Overview of the proposal that meets the requirements specified in the RFP

Overall structural design and architecture

Proposed layout and drawings

Security issues

Health and safety measures

Performance criteria

Availability of the skywalk system to pedestrians

Operational environment (lift, with or without escalators, movement of pedestrians, queue management)

Construction schedules

Standards and specifications adopted in the design and construction

Implementation methodology, project plan and implementation schedule

Project team structure, size and capability

On-site Post Implementation Support Strategy

Proposed model for expansion of services beyond the initial requirements described in the RFP

Quality assurance/process

Key Milestones during construction phase

Programme for operation and maintenance

The technical proposal shall also contain bidder's plan to address the key challenges of the project.

BECC is also open to any suggestions that the bidder may want to render with respect to the approach adopted for the assignment in the light of their expertise or experience from similar assignments. However, this should not lead to the submission date being missed or extended.

The bidder must address the following in their Design, Development and implementation strategy:

A detailed Project schedule and milestone chart Approach and Methodology of design, development and implementation of the Skywalk with associated structures and amenities. The plan should adhere to the standard methodology of road furniture commissioning.

Key implementation objectives, key deliverables and an implementation schedule for the same

Project Management tools proposed to be used for project during the construction phase

The Design, Development and Implementation Plan shall provide a detailed description of the bidder's approach for the design, development and implementation of the proposed solution enumerated in this RFP. The bidder shall identify key implementation objectives, how these objectives will be met and the respective dates on which deliverables incorporating these objectives will be completed and ready for use.

1.1.4 Manpower deployment plan and resources to be dedicated to the project.

Bidder must provide the following information:

A specific description of the prior experience and expertise of the resources in the organization that enable the organization to provide a skywalk with proposed technical requirements and specifications;

Resumes of manager(s) responsible for the management of this project,

highlighting pertinent experience.

Resumes of bidder and/or sub-contracted personnel who would be directly assigned to provide basic design, detailed design, construction, supervision, monitoring, control and related services as pertains to this contract and the specific function each individual would perform;

All the resumes of the proposed team should be given in the following format only

Resume Format

- Proposed Position
- Name
- Qualification
- Tasks proposed to be assigned
- Areas of Expertise
- Experience
- Period of association with the organization

1.1.5 Prospective Subcontractor Statement

Bidder shall identify all prospective subcontractors, including Suppliers that the bidder wishes to engage to provide any of the services required under this RFP. For each proposed Subcontractor and Supplier, bidder shall provide the following:

Brief description of nature of products/services to be provided

Head and branch offices (if responsible for work under this contract) (provide street and mailing addresses, phone, fax and email);

Date, form and state of incorporation;

Contract administrator (Name, business address, fax, phone and email address of individual responsible for administering any contract that might result from this RFP);

Company principals (Name, title and business address); and,

Current or prior successful partnerships with proposed subcontractor including client reference (Contact Name, Phone Number, dates when services were performed).

1.1.6 Deviations and Exclusions

The bidder shall provide the deviations and exclusions, if any, from the defined scope of Skywalks solution in the format provided in Volume 4 - Annexure 6.

1.1.7 Bidder Undertakings

Bidder's guarantee for accomplishing the implementation schedules for

completion of key deliverables shall form part of the proposal covering letter.

1.1.8 Total Responsibility

Bidder should issue a statement undertaking total responsibility for the defect free operation of the Skywalks during the Operation and Maintenance period.

1.1.9 Commercial Proposal

The electronic version of this RFP should be used to create the bidder's commercial proposal. Unless expressly indicated, bidder shall not include any technical information regarding the services in the commercial proposal.

The commercial proposal must be detailed and must cover each year of the contract term. The terms for the Concession shall be separately indicated. The commercial proposal must be summarized by completing the pricing matrices which are contained in Annexure 13 of Volume 4 of the RFP in KPP form only.

Signature

All proposals must be signed with the bidder's name and by a representative of the bidder, who is authorized to commit the bidder to contractual obligations. All obligations committed by such signatories must be fulfilled and submitted through KPPP.

Submission of Proposals

All submissions shall be through KPPP.

Both of the copies of the bids attached in KPP platform must consist of the following:

- Covering letters with Bid Security.
- Technical proposal to be submitted in the prescribed format through KPP only.
- Commercial proposals are submitted in the prescribed format through KPP only.

Period of Validity of Proposals

The proposals, including the Bid Security, shall be valid for a period of 180 days from the date of submission of the proposals. A proposal valid for a shorter period may be rejected as non-responsive. On completion of the validity period, unless the bidder withdraws his proposal in writing, it will be deemed to be valid until such time that the bidder formally (in writing) withdraws his proposal.

In exceptional circumstances, at its discretion, BECC may solicit the bidder's consent for an extension of the validity period. The request and the responses thereto shall be made in writing (or email).

Late Proposals

KPP portal submission do not allow for late submission of bids

Non-Conforming Proposals

Any proposal may be construed as a non-conforming proposal and ineligible for consideration if it does not comply with the requirements of this RFP. The failure to comply with the technical requirements, and acknowledgment of receipt of amendments, are common causes for holding proposals nonconforming.

Amendment of Request for Proposal

At any time prior to the deadline for submission of proposals, BECC, for any reason, may modify the RFP by amendment notified in writing or by fax or email to all bidders who have received this RFP and such amendment shall be binding on them. BECC, at its discretion, may extend the deadline for the submission of proposals.

Language of Proposals

The proposal and all correspondence and documents shall be submitted in English. All proposals and accompanying documentation will become the property of the BECC and will not be returned. The KPP document submitted will be considered as the official proposal.

Disqualification

The proposal is liable to be disqualified in the following cases:

Proposal not submitted in accordance with this RFP.

During validity of the proposal, or its extended period, if any, the bidder changes his commercial terms.

The bidder qualifies the proposal with his own conditions.

Proposal is received in incomplete form or without signature.

Proposal is received after due date and time.

Proposal is not accompanied by all requisite documents

Information submitted in technical proposal is found to be misrepresented,

incorrect or false, accidentally, unwittingly or otherwise, at any time during the processing of the contract (no matter at what stage) or during the tenure of the contract including the extension period if any.

Commercial proposal is enclosed with the same envelope as technical proposal.

Bidder fails to deposit the Performance Bank Guarantee (PBG) or fails to enter into a Contract within 15 working days of the date of notice of award of contract or within such extended period, as may be specified by BECC.

Bidders may specifically note that while evaluating the proposals, if it comes to BECC's knowledge expressly or implied, that some bidders may have compounded in any manner whatsoever or otherwise joined to form an alliance resulting in delaying the processing of proposal then the bidders so involved are liable to be disqualified for this contract as well as for a further period of two years from participation in any of the bids floated by BECC. It is also clarified that if need arises BECC would go in for appointment of outside party(s) to undertake the work under the captioned bid.

In case the terms and conditions of the contract applicable to this invitation to bid are not acceptable to any bidder, he should clearly specify any deviation, in the format provided in Volume 4 - Annexure 6.

Modification and Withdrawal of Proposals

No proposal may be withdrawn in the interval between the deadline for submission of proposals and the expiration of the validity period specified by the bidder on the proposal form.

Conflict of Interest

Bidder shall furnish an affirmative statement as to the existence of, absence of, or potential for conflict of interest on the part of the bidder or any prospective subcontractor due to prior, current contracts, engagements, or affiliations with BECC / GBA (Including sister concern Corporations). Additionally, such disclosure shall address any and all potential elements (time frame for service delivery, resource, financial or other) that would adversely impact the ability of the bidder to complete the requirements as given in the RFP.

Acknowledgement of Understanding of Terms

By submitting a proposal, each bidder shall be deemed to acknowledge that it

has carefully read all sections of this RFP, including all forms, schedules and annexure hereto, and has fully informed itself as to all existing conditions and limitations.

Site Visit

Bidders are encouraged to visit the office of BECC and obtain information that they may determine to be useful for preparing response to the RFP. Bidders shall intimate BECC sufficiently in advance in order to make arrangements for the visits of their authorized personnel. All costs related to site visits and gathering of information shall be entirely borne by the bidders. Bidders shall be responsible for the personnel deputed to undertake site visits. Failure of bidders to carry site visits will not disqualify the bidders during the bid process.

Conditions

The following terms are applicable to this RFP and the bidder's proposal.

This RFP does not commit the BECC to enter into a Contract or similar undertaking with the bidder or any other organization and BECC shall have the right to reject or accept any proposal or offer, or any part thereof (e.g., any component of any proposed solution) for any reason whatsoever. BECC reserves the right to enter into agreement with more than one bidder; can choose not to proceed with any bidder with respect to one or more categories of services/requirements outlined in this RFP; and can choose to suspend the project or to issue a new RFP for this project that would supersede and replace this one.

Each bidder shall make the following representations and warranty in its proposal cover letter, the falsity of which might result in rejection of its proposal: “The information contained in this proposal or any part thereof, including its exhibits, schedules, and other documents and instruments delivered or to be delivered to the BECC, is true, accurate, and complete. This proposal includes all information necessary to ensure that the statements therein do not in whole or in part mislead the BECC as to any material fact.”

BECC is not restricted in its rights to use or disclose any or all of the information contained in the proposal, and can do so without compensation to the bidder. BECC shall not be bound by any language in the proposal indicating the confidentiality of the proposal or any other restriction on its use or disclosure.

Timing and sequence of events resulting from this RFP shall ultimately be

determined by the BECC.

No oral conversations or agreements with any official, agent, or employee of the BECC shall affect or modify any terms of this RFP, and any alleged oral agreement or arrangement made by a bidder with any department, agency, official or employee of the BECC shall be superseded by the definitive Contract that results from this RFP process. Oral communications by the BECC to bidders shall not be considered binding on the BECC, nor shall any written materials provided by any person other than BECC.

Proposals are subject to rejection if they limit or modify any of the terms and conditions or specifications of this RFP.

By responding, the bidder shall be deemed to have represented and warranted: that its proposal is not made in connection with any competing bidder submitting a separate response to this RFP, and is in all respects fair and without collusion or fraud; that the bidder did not participate in the RFP development process and had no knowledge of the specific contents of the RFP prior to its issuance; and that no employee or official of the BECC participated directly or indirectly in the bidder's proposal preparation.

Neither the bidder nor any of bidder's representatives shall have any claims whatsoever against the BECC or any of its respective officials, agents, or employees arising out of or relating to this RFP or these procedures (other than those arising under a definitive Contract with the bidder in accordance with the terms thereof).

Until contract award, bidders shall not, directly or indirectly, solicit any employee of the BECC to leave the BECC or any other officials involved in this RFP process in order to accept employment with the bidder, its affiliates, actual or prospective contractors, or any person acting in concert with the bidder, without prior written approval of the BECC.

- **Bid Evaluation**

Preliminary examination of the bids

Preliminary scrutiny of the pre-qualification and technical bid will be made to determine whether they are complete, whether required EMD has been furnished, whether the documents have been properly signed, and whether the bids are generally in order. The decision of the Chief Commissioner, BECC and of the Council on short listing of agencies is final and binding on the bidders.

Prior to the detailed evaluation, the BECC will determine the substantial responsiveness of each bid to the bidding documents. For purposes of these clauses, a substantially responsive bid is one, which conforms to all the terms and conditions of the bidding documents without material deviations.

If a bid is not substantially responsive, it will be rejected by the BECC and may not subsequently be made responsive by the bidder by correction of the nonconformity.

Evaluation Procedure & Criteria

Evaluation of the bids will be done in Two stages (compliance to basic requirements, technical and commercial). The following is the procedure for evaluation.

1.1.10 Evaluation of Basic Requirements

Firstly, the documentation furnished by the bidder will be examined prima facie to see if the Bid is substantially responsive and submitted in accordance with the requirements. The submission will also be scrutinized for Bid Security its form and contents. Proposals not meeting the Basic Requirements (non-compliance) will not be processed further beyond this stage.

1.1.11 Evaluation of Technical bids

The evaluation of the Technical bids will be carried out in the following manner:

The bidders' technical solutions proposed in the bid document are evaluated as per the technical evaluation parameters specified in Section 5 of this Volume.

Proposal Presentations: The BECC may in its discretion invite bidders to make a presentation to the BECC at a date, time and location determined by the BECC before opening of bids. The purpose of such presentations would be to allow the bidders to present their proposed solutions to the BECC committee and the key points in their bids.

BECC (directly or through appointing a Committee for evaluation) may seek clarifications from the bidders. The primary function of clarifications in the evaluation process is to clarify ambiguities and uncertainties arising out of the evaluation of the bid documents. Clarifications provide the opportunity for the committee to state its requirements clearly and for the bidder to more clearly state its bid. The BECC or the Committee may seek inputs from their professional, technical faculties in the evaluation process. All clarifications by the bidders will have to be formal and binding on them for performance.

The bidders who score a minimum Technical score of more than 75% (Details given in clause 1.44 to 1.49) will only qualify for the evaluation of the respective commercial bids.

1.1.12 Evaluation of Commercial bids

The Commercial Bids of the technically qualified bidders will be evaluated as per the evaluation criteria mentioned below:

The Commercial Bids of only those bidders who qualify in the Technical Evaluation shall be opened and evaluated.

The Concession Period shall be fixed at Fifteen (15) years, inclusive of the Construction Period of Nine (9) months.

BECC shall prescribe a Base Concession Fee for the First Year for each Skywalk location. The Bidder shall quote the Annual Concession Fee payable for the First Year, which shall not be less than the Base Concession Fee prescribed by BECC.

The Bidder quoting the **Highest First Year Concession Fee above the Base Concession Fee** shall be declared as the Successful Bidder, subject to approval of the Competent Authority.

From the Second Year onwards, the Annual Concession Fee payable by the Concessionaire shall automatically increase at the rate of Five Percent (5%) per annum on a compounded basis over the immediately preceding year's Concession Fee.

Final Evaluation

Such of those bids which have passed the threshold technical score would only be subject to financial evaluation. The final evaluation would be based on the ranking of the bids subject to commercial scores only.

- **Award of Contract**

Award Criteria

BECC shall award the Contract to the technically qualified Bidder quoting the Highest First Year Concession Fee above the Base Concession Fee prescribed by BECC for the respective Skywalk location. If the Bidder ranked first fails to furnish the required Performance Bank Guarantee (PBG), execute the Concession Agreement within the stipulated period, or otherwise fails to comply with the conditions of the Letter of Award, BECC shall have the right to cancel the award

and proceed to consider the Bidder ranked next in order of merit for award of the Contract. This process may continue until the Contract is successfully awarded.

BECC will award the Contract to the Successful Bidder whose Bid has been determined to be substantially responsive to the requirements of the RFP, has successfully qualified in the Basic Compliance Evaluation, Technical Evaluation and Commercial Evaluation stages, and has quoted the Highest First Year Concession Fee above the Base Concession Fee prescribed by BECC, provided that such Bidder has demonstrated the technical, financial and organizational capability required for satisfactory execution, operation and maintenance of the Skywalk Project.

BECC’s right to accept any Proposal and to reject any or All Proposals

BECC reserves the right to accept or reject any bid, and to annul the bidding process and reject all bids at any time prior to award of contract, without thereby incurring any liability to the affected bidder or bidders or any obligation to inform the affected bidder or bidders of the grounds for BECC’s action.

Notification of Award

Prior to the expiration of the bid validity period, the BECC will notify the successful bidder in writing or by email, to be confirmed in writing by letter, that the BECC has accepted its bid. The notification of award will constitute the formation of the Contract. Upon the successful bidder's furnishing of performance security, the BECC will promptly notify each unsuccessful bidder in the respective categories.

Signing of Contract

At the same time as BECC notifies the successful bidder that its proposal has been accepted, the BECC shall enter into a separate Contract, incorporating all agreements (to be discussed and agreed upon separately) between the BECC and the successful bidders. The procurement policy of BECC subject to the laws of Karnataka will govern the terms and provisions of the Contract. Such agreements shall cover, in detail aspects/terms of the contract such as:

Effective Date and Term

Performance security

Warranty

Payment
Prices
Assignment
Sub-contracts
Liquidated damages
Applicable law
Notices
Change orders.
Taxes and duties
Confidentiality
Arbitration and Dispute Resolution
Force Majeure
Termination and Consequences of Termination
Limitation of liability
Technical Documentation
Project Management
Bidder's obligations
BECC’s Obligations

Performance Bank Guarantee

The successful bidder shall at his own expense provide the BECC, within fifteen (15) working days of the date of notice of award of the contract or prior to signing of the contract whichever is earlier, an unconditional and irrevocable Performance Bank Guarantee (PBG) of Rupees 50.00 lakhs for General Category and Rs 25.00 Lakhs (Only for Skywalks which are reserved) for Reserved Category Works from a Nationalized bank in favour of “Commissioner, BECC”, payable on demand, for the due performance and fulfillment of the Contract by the bidder.

The bank guarantee will be returned after successful completion and launch of the project as stipulated.

All incidental charges whatsoever such as premium; commission etc. with respect to the performance bank guarantee shall be borne by the bidder. The performance bank guarantee shall be valid for one year from the award of work or till the end of three months after the commencement of the Operation & Maintenance period. “Commencement of O&M period” is the date on which the Skywalks project is completely operational as per the requirements provided in

this RFP and all the acceptance tests are successfully concluded to the satisfaction of the BECC. The performance bank guarantee may be discharged/ returned by the BECC upon being satisfied that there has been due performance of the obligations of the bidder under the Contract. However, no interest shall be payable on the performance bank guarantee by BECC.

In the event of the bidder being unable to service the Contract for whatever reason, the BECC would invoke the performance bank guarantee. Notwithstanding and without prejudice to any rights whatsoever of the BECC under the Contract in the matter, the proceeds of the performance bank guarantee shall be payable to the BECC as compensation for any loss resulting from the bidder's failure to perform/comply its obligations under the Contract. The BECC shall notify the bidder in writing of the exercise of its right to receive such compensation within 14 days, indicating the contractual obligation(s) for which the bidder is in default.

Operation & Maintenance

The bidder shall submit a comprehensive operation and maintenance plan for project duration and duly approved by BECC before requesting for commercial operation, i.e. commercial operation day.

The Concessionaire shall not acquire any tenancy rights, leasehold rights, easement rights, possessory rights, ownership rights or development rights over the land, skywalk structure, advertisement space or surrounding public property.

Bidder shall also provide complete maintenance support for all the Skywalk components as outlined in this RFP for the entire project duration.

During the O&M period, the bidder warrants that the goods supplied under the contract are new, unused, of the most recent technology model and incorporate all recent improvements in design and materials unless provided otherwise in the Contract. The bidder further warrants that the goods supplied under this Contract shall have no defects arising from design, materials or workmanship.

The BECC shall promptly notify successful bidder in writing of any claims arising during the O&M period. Upon receipt of such notice, the bidder shall, within a reasonable period and with all reasonable speed, repair or replace the defective systems, without costs to the BECC and within time specified and acceptable to the BECC.

If the successful bidder, having been notified, fails to remedy the defect(s) within

the period specified in the Contract, the BECC may proceed to take such reasonable remedial action as may be necessary, at the successful bidder's risk and expense and without prejudice to any other rights, which the BECC may have against the bidder under the contract.

During the O & M period, the Concessionaire would ensure proper working of the system to deliver the service levels indicated in the service level agreement either directly or through a sub-contractor.

The Concessionaire shall strictly adhere to the Operation & Maintenance (O&M) Manual provided as Annexure – 15 of this RFP.

The O&M Manual shall form an integral part of the Concession Agreement, and compliance with all provisions, maintenance schedules, safety procedures, inspection requirements, and documentation standards specified therein shall be mandatory.

The successful bidder hereby warrants the BECC that:

The implemented Skywalks represents a complete, integrated solution meeting all the requirements as outlined in the RFP and further amendments if any, and provides the functionality and performance, as per the terms and conditions specified in the Contract.

The implemented Skywalks will achieve parameters delineated in the technical specification/ requirement and shall be appropriately integrated to meet the Skywalks project requirements.

The successful bidder will be responsible for warranty services from subcontracted third party producers

Additional Performance Security during Operation & Maintenance Phase

Upon successful completion of the Skywalk in all respects and after certification by BECC, the Concessionaire shall apply for issuance of the Completion Certificate.

Prior to issuance of the Completion Certificate, the Concessionaire shall:

a) Execute a Supplementary Agreement with BECC governing the Operation and Maintenance (O&M) phase of the Project; and

b) The Concessionaire shall furnish an Additional Performance Bank Guarantee (APBG) equal to One Year's Concession Fee or ₹25 Lakhs whichever is higher.

The O&M Manual provided in Annexure-15 shall form an integral part of the Supplementary Agreement and shall be binding upon the Concessionaire throughout the O&M Period.

The APBG shall:

i. Be issued by a Nationalized Bank or Scheduled Commercial Bank in favour of the Commissioner, BECC;

ii. Remain valid throughout the Concession Period, including the O&M Period, together with an additional claim period of three (3) months thereafter;

iii. Be in addition to the Performance Bank Guarantee furnished during the construction phase;

iv. Serve as security for due performance of the Concessionaire's obligations including payment of Concession Fee/revenue share, maintenance standards, safety compliance, adherence to Service Level Agreements (SLAs), and all other obligations under the Concession Agreement and Supplementary Agreement.

Failure of the Concessionaire to furnish the APBG and execute the Supplementary Agreement within fifteen (15) days from the date of intimation by BECC regarding readiness for issuance of the Completion Certificate shall constitute a Material Breach of the Concession Agreement.

In such event, BECC shall have the right, after giving a notice of default and an opportunity to cure the breach, to:

a) Withhold issuance of the Completion Certificate;

b) Invoke and encash the existing Performance Bank Guarantee;

c) Terminate the Concession Agreement; and

d) Undertake re-tendering or alternate arrangements for operation of the Project at the risk and cost of the Concessionaire.

All applicable provisions of the Concession Agreement relating to operation, maintenance, revenue obligations, safety requirements, monitoring, penalties, default, dispute resolution and termination shall mutatis mutandis apply to the Supplementary Agreement.

Failure to agree with the Terms & Conditions of the RFP

Failure of the successful bidder to agree with the Terms & Conditions of the RFP shall constitute sufficient grounds for the annulment of the award, in which event the BECC may award the contract to the next best value bidder or call for new bids and forfeit the Bid Security.

Payment Clause

The Concession Fee shall be payable annually in advance. Any delay in payment beyond 15 days shall attract interest at the rate of 12% per annum. Continued default beyond 60 days shall constitute an event of default and may lead to termination of the Concession Agreement.

Insurance

The Concessionaire shall obtain and maintain valid insurance policies including Construction All Risk Insurance, Public Liability Insurance, and Third-Party Liability Insurance for the entire duration of the project.

Handback of Assets

Upon expiry of the Concession Period, the entire Skywalk structure, including all fixtures, equipment, and associated infrastructure, shall be handed over to BECC in good working condition, free from all encumbrances, on an “as is where is” basis, without any cost to BECC.

- **Technical Evaluation Parameters**

Infrastructure Projects **Weightage: 15 Marks**

Sl. No	Criteria	Marks
1	Experience in similar infrastructure projects (Design, Construction, O&M)	5
2	Timely completion of similar projects in India	4
3	Experience in operation & maintenance (minimum 1 year)	3
4	Experience in advertisement revenue collection & sharing	3
Total		**15**

Note: Minimum one Skywalk of length not less than 24 Mtr with lift/Escalator and staircaseswork in anywhere in India.

Demonstrated level of understanding of Skywalks Weightage: 20 marks

Sl. No	Criteria	Marks
1	Understanding of concept & design approach	5
2	Conformity to local laws & regulations	3
3	Compliance with RFP standards	3
4	Structural design acceptability	3
5	Quality assurance & pedestrian service improvement plan	3
6	Consideration of site conditions & ground realities	2

Sl. No	Criteria	Marks
7	Additional public utility proposals	1
Total		**20**

Note: A PPT presentation to be made before the tender approval committee to establish these points with sufficient emphasis on capabilities of carrying out sky walk works.

Design of the proposed Skywalks **Weightage: 20 marks**

Sl. No	Criteria	Marks
1	Concept design & drawings	5
2	Health & safety considerations	4
3	Use of failsafe mechanisms	3
4	Selection of suppliers & subcontractors	2
5	Selection of materials & components	2
6	Use of indigenous materials	2
7	Selection of reputed brands for lifts/escalators	2
Total		**20**

Note: A PPT presentation to be made before the tender approval committee to establish these points with sufficient emphasis on capabilities of carrying out sky walk works.

Project Schedule & Plan **Weightage: 20 marks**

Sl. No	Criteria	Marks
1	Conformity with project timelines	6
2	Risk identification & mitigation plan	6
3	Coordination with stakeholders (Traffic Police, utilities, etc.)	4
4	Implementation methodology & milestones	4
Total		**20**

Note: Documents/Undertakingsare required to be submitted.

Proposed manpower for Skywalks Project **Weightage: 15 marks**

Sl. No	Criteria	Marks
1	Qualification & experience of key personnel	5
2	Certifications relevant to roles	2
3	Relevance of experience to project	3
4	Adequacy of manpower deployment	2
5	Training programme for staff	1
6	Deployment of O&M and security personnel	2

Sl. No	Criteria	Marks
Total		**15**

Note: All applicable documents are to be submitted to the satisfactory of the tender approval committee.

Proposed plan for O & M

Sl. No	Criteria	Marks
1	Detailed O&M strategy, Identification of subcontractors(if Any)	3
2	Spare parts & AMC planning	1
3	Service level compliance plan	1
4	Customer satisfaction & corrective measures	1
5	Deployment of O&M personnel	1
6	Response time for repairs	1
7	Complaint redressal system (toll-free, registers, logs)	2
Total		**10**

Note: Bidders securing minimum 75 marks out of 100 in Technical Evaluation shall be considered technically qualified for opening of Financial Bids.

Volume-2
Technical Requirements & Specifications

- **Introduction**

Bengaluru East City Corporation (BECC) proposes to take up the establishment of state of the art Skywalks at various identified locations in Bengaluru where the intensity of the pedestrian crossing has increased significantly and there is requirement of augmentation of capacity for safe and efficient means to cross over roads especially at junctions in multiple directions.

BECC intends to take up this work on Design, Build, finance, Operate and Transfer (DBFOT) basis. The Skywalk locations are primarily junctions/mid blocks with prominent properties on either side warranting pedestrian cross over. The Skywalks shall be designed in such a way to ensure safe and effective pedestrian crossing across the major corridors in BECC.

BECC will be the employer for the complete management of Skywalks during the process of bidding, award, design approval, construction and thereafter for the

contract management. However, BECC can appoint external agency for monitoring the designs, works, operation and maintenance of the work at its discretion.

Objective

The primary objective of construction of Skywalk is to provide pedestrian crossing facility at the busy intersections of the road and at mid blocks of major roads for safe and convenient crossing. The skywalk should serve as feeder/ dispersal from either side of the road corridors. The structures should cater to basic features for pedestrian movement. The structure should also provide mechanized / automatic movement features for ascending/descending by way of lift and with escalators so as to increase the potential usage of the structures. The structures shall also be protected from the environment factors like sun light / dust / heat / rains etc.

Preference will be given to such designs incorporating the above features in innovative manner using steel / pre-engineered /composite structures adding aesthetics to the scheme. The Concessionaire shall construct structurally sound and aesthetically appealing facilities as per plans approved by BECC. However, in areas where deviations are necessitated due to space or location constraints, BECC shall consider permitting such variations with approval from the Chief Commissioner after due technical justification from the Engineer in Charge of work and the Recommendation of the Chief Engineer.The requisite services as may be essential from the users' points of view would be provided by the Concessionaire.

Features

Preparation of detailed Designs for skywalks for the selected locations taking care of the existing site conditions, environment and community demand.

The skywalks designs shall meet the functional and material specifications prescribed by BECC and relevantcodal provisions.

Construction of skywalks with all essential facility at location and designs approved by BECC in respective corridors.

The lifts and escalators shall work under all environmental conditions including dry heat, dusty atmosphere, rains and existing site features

The design shall incorporate formation of queues and their management in an effective manner

The revenue generation from the Skywalks shall primarily be from Advertisements displayed on the Skywalks cross over. The selected bidder shall put static advertisement with the approved cloth by BECC. No digital or light emitting displays are allowed at any circumstances.

The type, manner and display of advertisements shall conform to existing and amended rules and regulations governing such advertisements and shall be duly got approved by BECC. The bidder shall pay ground rent, advertisement tax and all other applicable taxes to BECC on time.

Scope of Work

Prospective bidders are required to develop architectural & engineering designs of the structures proposed based on the requirements provided by BECC. The designs shall comply with all the relevant codes of BIS and the IRC guidelines for Pedestrian facilities in urban areas.

The designs and drawings will be proof checked by a review consultant appointed by BECC and the expenditure of such consultant shall be borne by the bidder. The acceptance of design criteria shall be an important criterion for the selection of bidders for further evaluation.

Preparation of location specific Designs & Engineering Drawings of all skywalks with lifts, staircases and with escalators and staircase suitable to the site conditions, existing environment, road width, existing/proposed structures on the road and design specifications prescribed by BECC.

Obtaining necessary approvals for the construction of the skywalks including traffic diversion and temporary rearrangement of road furniture, shifting of utilities with necessary approvals, Operation & Maintenance.

The essential services for users to be provided by the Concessionaire like free movement, clean environment and swift cross over (minimal waiting time).

Due to un avoidable circumstances if the Skywalk could not able to implement at the designated location. The agency will not be eligible for any alternative location or any other relief from BECC or GBA.

If the skywalk has to be shifted due to any Infrastructure by BECC or GBA or any other Govt agency, the agency has to shift, re locate appropriately at his own rick and cost.

Advertisement on Skywalks

The successful bidder shall obey the clauses specified in Volume – 2. The Concessionaire shall comply with the directions/instructions of the BECC in respect of the said arrangement.

The Concessionaire is permitted to provide advertisement panels(preferably the panel should come above the walkway), the size, dimensions, location, type and specifications of advertisement panels shall be governed strictly in accordance with the Greater Bengaluru Area (Advertisement) Rules, 2025 or other applicable Rules or Any other rules which are amended periodically, which shall form part and parcel of this RFP document. All advertisements shall be of preferably Biodegradable/ Eco friendly 100 % Plastic free Reusable material approved by central pollution control board / Karnataka State pollution control board / CPRTI.

No advertisement shall obstruct pedestrian movement, compromise safety, or hinder visibility of traffic. All mandatory clearances and safety provisions as prescribed under the applicable rules shall be strictly adhered to.

All necessary approvals, permissions and licenses under the applicable rules shall be obtained by the Concessionaire at its own cost.

However, no advertisement shall be permitted within 1 meter from the pedestrian walkway level on either side to ensure visibility and safety. (This 1 m clearance is required for safety purpose so that there is a clear visibility available in this 1 m strip).

The Concession Period for each Skywalk location shall be Fifteen (15) years, inclusive of the Construction Period, commencing from the date of issue of the Work Order. The Construction Period shall be Nine (9) months from the date of issue of the Work Order, comprising:

Two (2) months for submission of detailed designs, proof-checked structural drawings, and obtaining necessary approvals; and

Seven (7) months for execution and completion of the Skywalk structure and associated facilities.

The Concessionaire shall complete the construction and obtain the Completion Certificate within the stipulated Construction Period.

The First Year Concession Fee for each Skywalk location shall be the amount quoted by the Successful Bidder in its Commercial Bid, which shall not be less than the Base Concession Fee prescribed by BECC.

The Annual Concession Fee payable from the Second Year onwards shall increase at the rate of Five Percent (5%) per annum on a compounded basis over the Concession Fee payable for the immediately preceding year.

The Bidder quoting the Highest First Year Concession Fee above the Base Concession Fee prescribed by BECC for the respective Skywalk location shall be considered for award of the Contract, subject to fulfillment of all technical, financial and other qualification requirements specified in the RFP.

Following is the detail of skywalk for which tender is called

Sl No	Name of work	Locations		Contract Period
		Lat	Long	
1	2	3		4
1	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15years under Commercial Advertisement rights at Outer Ring Road Near Karthik Nagar Bus Stop(General Category)	12.967485	77.7019777	9 (Nine) Months
2	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at ITPL Main Road Near CMRT College(General Category)	12.967537	77.714027	9 (Nine) Months
3	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Outer Ring Road Near EMC Square(General Category)	12.982189	77.692642	9 (Nine) Months

Sl No	Name of work	Locations		Contract Period
		Lat	Long	
1	2	3		4
4	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Varthuru to Old Airport Road Opp. Sai Samruddi Apartment / Vibgyor School Cross Junction(General Category)	12.955959	77.718403	9 (Nine) Months
5	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Varthuru to Old Airport Road Near Siddapura Junction(General Category)	12.955964	77.730849	9 (Nine) Months
6	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Whitefield Main Road Immadihalli Junction (General Category)	12.970094	77.749884	9 (Nine) Months
7	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Whitefield Main Road Near Royal Mart Junction (General Category)	12.979691	77.751649	9 (Nine) Months
8	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Sarjapura Road Near Kaikondrahalli Junction(Reserved for Scheduled Caste Category)	12.914392	77.67658	9 (Nine) Months

Sl No	Name of work	Locations		Contract Period
		Lat	Long	
1	2	3		4
9	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Sarjapura Road Near Wipro Gate(General Category)	12.910901	77.683832	9 (Nine) Months
10	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at ORR Near Ibbaluru Junction(General Category)	12.921265	77.665608	9 (Nine) Months
11	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Whitefield Main Road Near Hagadur Junction (General Category)	12.961524	77.747808	9 (Nine) Months
12	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Sarjapura Road Near Salarpuria Senorita Apartment (M.K. Retail Shop) (Reserved for Scheduled Tribe Category)	12.911768	77.682449	9 (Nine) Months
13	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Sarjapura Road Near Carmelaram Junction (Reserved for Scheduled Caste Category)	12.903874	77.703967	9 (Nine) Months

Sl No	Name of work	Locations		Contract Period
		Lat	Long	
1	2	3		4
14	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Sarjapura Road Near Doddakannalli Junction (General Category)	12.907265	77.695667	9 (Nine) Months
15	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Old Madras Road Near Govt Hospital KR Pura(Reserved for Scheduled Caste Category)	13.00818	77.692506	9 (Nine) Months

The Concession Fee for the First Year shall be the amount quoted by the Successful Bidder in its Commercial Bid and shall be paid within fifteen (15) days from the date of issue of the Work Order. The Annual Concession Fee for subsequent years shall be payable in advance and shall be remitted within fifteen (15) days from the date of receipt of the Demand Notice issued by the Advertisement Department of BECC. The Annual Concession Fee shall increase at the rate of Five Percent (5%) per annum on a compounded basis from the Second Year onwards and shall continue to be applicable throughout the Concession Period of Fifteen (15) years, including the Construction Period.

Any delay in payment of the Concession Fee beyond the stipulated period shall attract interest at the rate of SBI MCLR plus two percent (2%) per annum or such rate as may be prescribed by BECC from time to time. Failure to pay the Concession Fee for a period exceeding ninety (90) days shall constitute an Event of Default and shall entitle BECC to initiate appropriate action, including suspension of advertisement rights, invocation of Performance Securities, and termination of the Concession Agreement.

The Concessionaire shall strictly comply with the Advertisement Bye-laws, Advertisement Policy, and all other rules, regulations, directions and guidelines issued by BECC, GBA, Government Authorities, Courts, or any Competent Authority from time to time. Any amendment, revision, modification, replacement or supersession of such Advertisement Bye-laws or Advertisement Policies during the Concession Period shall be binding on the Concessionaire and shall form an integral part of the Concession Agreement.

The Concessionaire shall be solely responsible for payment of all applicable advertisement taxes, fees, licence fees, statutory charges, duties, cess, levies and other charges payable to the concerned authority in connection with the advertisements displayed on the Skywalk.

All costs and expenses relating to design, fabrication, installation, operation, maintenance, alteration, replacement and removal of advertisement structures, displays and allied infrastructure shall be borne exclusively by the Concessionaire.

The Concessionaire shall promptly attend to and rectify any complaint, violation, defect or non-compliance relating to advertisements displayed on the Skywalk. Any direction issued by BECC in this regard shall be complied with within seven (7) days from the date of receipt of such communication or within such shorter period as may be specified by BECC in the interest of public safety, aesthetics or regulatory compliance.

In the event of failure by the Concessionaire to comply with such directions within the stipulated time, BECC shall have the right to remove, cover, modify or discontinue the offending advertisement at the risk and cost of the Concessionaire, without prejudice to any other action available under the Concession Agreement or applicable laws.

The Concessionaire shall not display any advertisement of a political, religious, obscene, hazardous, unlawful or prohibited nature and BECC shall have the right to direct immediate removal of such advertisements.

Maintenance & Erection of Advertisement:

The Concessionaire shall bear all costs incurred for display of advertisement on Skywalk and shall carry out the work of fixing and removing the same in a careful manner without doing any damage to the Skywalk and the adjoining property. If any damage is caused to the adjacent properties either public or private, it shall

be made good by the Concessionaire at its own cost to the entire satisfaction of BECC and the bidder must indemnify BECC on such losses or damages. The Concessionaire shall maintain the advertisement along with the frame work, if any, in good condition and likewise ensure that the display of advertisement thereon is in a proper and perfect condition.

While the advertisements are being fixed or removed or re-fixed by the Concessionaire, it shall take all necessary safety precautions and if any damage is caused to or is suffered by a person or property of the BECC or by any third party due to any cause whatsoever, the Concessionaire shall be solely responsible for compensation or damage to the BECC ’s property or the third party as the case may be and the Concessionaire shall indemnify and keep the BECC indemnified in respect of any claim made there under.

The Concessionaire shall not carry out any addition or alteration to the structure unless it is approved by BECC in writing.

Specifications and Standards

- The skywalk shall be constructed as per the Concessionaire's drawings which are scrutinized and approved by BECC either with or without modifications.
- All the structural members/ reinforcement of the Skywalks shall have anticorrosive coating of poly urea/ or with specifications.
- The Covering of the roof shall be made of multi-walled Polycarbonate sheets of not less than 10 mm thick, colour to be got approved. The fixing to be done in a manner so as to make the roof leak proof.
- Entire colour scheme and samples of the materials shall be got approved prior to use in the construction of Skywalks.
- The specifications adopted for design parameters shall be in confirmation with BIS codes and relevant Indian Road Congress Guidelines. The manufacturer's warranty of the materials used shall be as per standards. The warranty for material and design shall be in the joint names of the Concessionaire andBECC.
- The minimum clear width of skywalk between the inner walls shall be 3.5 meters.
- The minimum clear height between the flooring and the ceiling shall be 3.5 meters.
- The Vertical clearance of 6.0 meters above existing road level to the bottom most structural member of the Carriageway shall be maintained.
- The bidders are encouraged to use solar system for power.
- The construction shall be carried out by Concessionaire by approved contractors with terms and conditions similar to the agreement between BECC and the concessionaire
- In case of substandard / defective material is used the same shall be replaced by the Concessionaire at its own cost. Technical disputes such as this shall be referred to a technical committee and the decision of the committee shall be binding on the Concessionaire.
- The flooring should be of RCC with suitable tiles/checkered FRP steel/ anti-skid tiles of approved make and colours.

- The Concessionaire shall not display or exhibit any picture, poster, statute or other articles in any part of the premises that are repugnant to the general standards of morality. The Concessionaire expressly agrees that the decision of the BECC in this regard shall be final and binding.
- At the entrance of lifts/escalator or at prominent visible location inside premises some important telephone numbers like Ambulance, CATS, nearby Hospital, nearby Police Station, Traffic Police and BECC Helpline, Control room No's etc. and other help line numbers should be written& well illuminated.
- Front Facade - At the centre the name of the particular skywalk along with BECC logo in prominent size should be earmarked.
- Back Face – BECC approved social message or other messages related to NMT should be written which shall keep on changing from time to time as per the direction of BECC.
- The railing pipe of staircase shall be preferably coated with tough plastic to bear with variation in the high/low temperature. The entire structure and the materials used shall be fire retardant and child safe and disabled friendly.
- The minimum ground clearance from the carriageway should be 6.0 meters.
- The minimum live load of 500 kg's per square meter should be considered on sky walk and also consider for any impact loads as per codal provisions.
- The sizes of skywalk at a particular junction shall be in conjunction with total pedestrian traffic intensity / density projections which has to be done by the Concessionaire and got it approved by BECC.
- The capacity of lifts should have minimum load carrying capacity equivalent to 16 persons and should have adequate power backup by way of DG set in case of emergencies.
- The minimum width of escalator shall be 1.2 m and a minimum speed of 0.5 m/s and should have adequate power backup by way of DG set in case of emergencies.
- The length of the Skywalk shall be planned for the ultimate future width of the road where ever road widening is proposed. Therefore the agencies should interact with the field engineers of BECC who would approve the location and indicate marking of locations on the ground before commencement of the work.

- The walkway and approach staircase should be well ventilated and if required forced ventilation shall be provided.
- Lifts or Escalators shall be of approved make & design and of reputed companies as per standard DIN 934, ISO 4032, IS 1364, BS 1083 / BS 5750, ISO 9001 / ISO 8191 / IS 3614, ISO 834, BS 476, DIN 4102.
- Any Delay in service by AMC would be the responsibility of the Concessionaire and would be viewed seriously as it involves public convenience. Penalty at the rate of Rs 10,000 per day of delay shall be levied if the time taken to rectify the fault exceeds 24 hours.
- Lifts or Escalator Maintenance works etc and the skywalk maintenance should be carried out only during nights so that service to public is not hindered.
- Defective lift or escalators must be replaced at the instance of BECC inspection reports.
- The Concessionaire should keep all emergency needs in readiness for running of the lift or escalators including rescue operation system in position etc., with necessary Telephones lines, their numbers well displayed. Lift or Escalator mechanics should be at a telephone call distance to attend on propriety whenever the need arises.
- For each location, lift or escalator mechanic with adequate and necessary tools and equipment should be available on duty from 6.00 AM to 10.00 PMand each lift or escalator shall have Concessionaire from 6.00 AM to 10.00 PM
- Aesthetically designed chain link or weld mesh or glass or acyclic Barricades shall be provided around the base of the escalators to prevent people from going under them.
- Proper ventilation should be provided inside the lift or escalators to prevent suffocation.
- To the extent possible, all the lifts or escalators shall be capable to work on 24x7 basis. However to ensure proper up keep, in any month, only one lift or escalator is permitted to be closed for only one day for maintenance and repairs etc.

- The Concessionaire shall undertake utility verification like existing Gas lines, Water and UGD lines, OFC Cables, Power Cables, Traffic cameras, Electric poles/transformers/RMV Boxes etc., before construction. Utility shifting within the project footprint shall be carried out by the Concessionaire at its own cost. BECC shall facilitate permissions from utility agencies.. Necessary fee deposits and follow up and physical shifting etc shall be the sole responsibility of the Concessionaire.
- The lift or escalators provided are strictly meant only for the pedestrian crossing and shall not be used for any purpose other than road crossing. If the Concessionaire requires any lift and escalator for any other need or for any of their other uses, they may plan to provide exclusive lift and escalators for their use.
- The advertising shall be on the Side panel (along the walk way) only. No advertisement shall appear in any other place of the Skywalk system.
- The **size, dimensions, location, type and specifications of advertisement panels shall be governed strictly in accordance with the prevailing Advertisement Rules**. However, the bottom 1 m of the top panel on both sides shall be free from advertisement so that this space is visible for safety purposes.
- The display of advertisement shall not obstruct the visibility of pedestrian walking.
- The width of lift and escalators and the supports shall be less than 2.5 Mtr. So that at least 1 Mtr. width is available for people who may like to walk beside the lift and escalators on the footpath.
- Wherever escalators are provided necessary sheeting of roof and side portion to be done such that no dust and rain enter inside .escalators are well protected and also do not cause disturbance to public.
- The locations where lifts and Escalators are provided have to be of Standard make of International reputation such as make of Schindler, ThyssenKrupp, Otis, KONE, etc., and should be got approved before erection
- The lifts shall have following additional features other than stated above:
- Lifts shall have mechanism to provide Data logging of the lifts to keep an account as well as to monitor the number of travellers per day ,time taken for travel, breakdown details etc.

- CCTV shall be fitted in lifts and walkway for recording the behaviour of passengers/happenings inside the lift with one week's storage facility to ensure safety and security of the passengers.
- Lifts shall have gadgets which would not only records the breakdown details and log them etc but also take care of such arrangements that whenever needed either in the event of breakdown or for emergent safety reasons by the press of a button placed inside the lift ,mechanic gets an instant alarm on his mobile about the complaint or breakdown or other safety related complaints.
- Lifts shall be so designed that they are always secured from water logging, flooding etc., even up to a height of 3.0 metre. above ground level.
- In the event of power failure,back up in the form of generator is provided and in the event of failure of a generator,further redundancy provision is also provided.
- The median and sidewalks shall be improved by providing paving tiles, kerbs, as per applicable standards and will be provided with pedestrian guard rails for a length of 100 m on either side of the skywalk. The guard rails are to be provided as per the approved designs of BECC and meeting the relevant standards.

Minimum Maintenance Requirements

- All Skywalk and surrounding areas are to be kept clean at all times. The litter bins should not be overflowing at any time and disposal of garbage to be arranged to as required.
- The advertisement panels to be kept clean from dust stains etc. at all times. It is to be ensured that posters etc. are not pasted on any of the panels and on structural part of Skywalk.
- No leakage from roof to be permitted.
- Proper drainage should be maintained and no accumulation of water, liquid etc. is allowed at any time.
- The lighting arrangement at the sky walk should be functional at all times. Electrical safety is to be ensured for users as well as concessionaire's staff as per IRC guidelines for Subways and Pedestrian bridges.

- All structural members, arrangements and advertisement panels are to be periodically inspected and maintained in good condition as per the maintenance manual.
- Broken floor tiles / other members are to be replaced within 3 days of such event. For this purpose it is advised that the concessionaire maintains a minimum inventory of similar tiles to his store.
- The staff provided at the skywalk should be literate and courteous toward the users and assist handicapped and old age users. All Laborslaws shall be followed like PF, ES, And Minimum wages etc. Uniform should be provided for all the employees working at skywalks.

- The flower plants and shrubs are to be maintained and watered regularly and the wastes to be disposed off.
- Security of all assets to be ensured by the staff posted at all Skywalk.
- The advertisements on panels to be changed during off peak period - preferably during night hours.
- Services to be provided
- Water Supply: The Concessionaire shall ensure adequate water for general cleanliness of the Skywalks.
- Electricity Supply: The Concessionaire shall ensure adequate electricity supply for proper lighting inside the Skywalk, lifts, escalators and advertisements.
- Landscaping: The Concessionaire shall put flowering plants and other shrubs around each skywalk to an extent of 25 mts. on both sides as per the approval of the BECC and maintain the same in good condition at all times.
- Cleaning of the skywalk: The Concessionaire shall ensure minimum daily cleaning of the skywalk and no litter shall be allowed.
- Toilet Facility: The Concessionaire shall provide at least one toilet facility for Men and Women separately, also for physically abled persons below the Skywalks.
- Garbage Disposal: The Concessionaire shall install litterbins as specified near the Skywalk and disposal of the collected waste shall be the responsibility of the Concessionaire.
- Safety & Security: The safety and security of the Skywalk rests with the Concessionaire. The Concessionaire shall maintain security personnel, gadgets and required as part of the maintenance services.
- Other Facilities: The Concessionaire can construct / provide structurally sound and aesthetically appealing passenger facilities such as card / coin public phone, tea / coffee vending machines, and magazine / newspaper dispenser as per plans approved by the BECC. However, in areas where deviations are necessitated due to space or location constraints, the BECC shall consider permitting such variations with prior approval BECC.
- Fire and safety: The Concessionaire shall take all the necessary steps and install required firefighting equipment and maintain them also during concession period.

Volume-3
Commercial Specifications
Bidding Specifications

A total of 15 Locations individually are being implemented under this RFP document as mentioned in Volume-2 of the tender document. Each prospective bidder can submit tenders for each location or for all locations individually (except which are reserved)as per section 2 with separate proposal and necessary bid security for each Location. The award will made to the highest bidder for each location or maximum benefit to BECC. The agencies have to show their capabilities for each of the location separately both Technical and Financial as indicated in Volume 2 and Volume 3.

The award of number of location to each successful bidder depends upon the bidder meeting the required tender capacity. If the bidder has participated in more than one location and if his tender capacity fulfills for only one location, then the BECC will have the right to award one location that gives highest benefit to BECC.

Bidders are encouraged and urged to verify the revenue potential and arrive at their own assessment before submission of bids.

The Concession Period for each Skywalk location shall be Fifteen (15) years, inclusive of the Construction Period, commencing from the date of issue of the Work Order.The Construction Period shall be Nine (9) months from the date of issue of the Work Order and shall include preparation of designs, proof-checking of structural drawings, obtaining statutory approvals, construction, testing, commissioning and completion of the Skywalk and associated facilities.The First Year Concession Fee shall be the amount quoted by the Successful Bidder in its Commercial Bid. From the Second Year onwards, the Annual Concession Fee shall increase at the rate of Five Percent (5%) per annum on a compounded basis over the immediately preceding year's Concession Fee and shall continue throughout the Concession Period.Commercial Operation shall be deemed to commence only after completion of the Skywalk in all respects, including installation and commissioning of lifts, escalators (where applicable), lighting, CCTV systems, public amenities, advertisement infrastructure, obtaining all statutory approvals, and successful completion of trial runs.BECC and/or its authorized representative shall inspect the completed works to verify compliance with the approved

drawings, specifications, safety requirements and contractual obligations. Upon satisfactory completion of the works, BECC shall issue a Completion Certificate for the respective Skywalk location.The date specified in the Completion Certificate shall be treated as the Commercial Operation Date for that location.

The Commercial Operation Date shall correspond to the date on which the Skywalk is opened for public use and pedestrian movement. No advertisement display, commercial exploitation or revenue-generating activity shall be commenced prior to the Commercial Operation Date, except with the prior written approval of BECC.

The Concessionaire shall operate and maintain the Skywalk and all associated facilities in accordance with the provisions of the Concession Agreement, Operation and Maintenance Manual and applicable laws throughout the Concession Period.

NOC for Commercial operation can be issued by BECC in case the concessionaire has completed the work in all respects to the Satisfaction of the Client. In case the concessionaire fails to complete the said work, then **a penalty of Rs. 5 lakh per month** for each non completed location will be levied till NOC is obtained for a particular location.

The bidders must make available the certificates and warranties provided by the equipment suppliers along with their commitment to provide annual maintenance contract for the entre concession period. Commitment to supply spares and upgrades should also form part of the documents to be provided by the equipment suppliers. Bidders must obtain a secured contract for the maintenance of lifts and escalators and other critical equipment in the Skywalks system for a minimum period of three years initially and in three years blocks thereafter, and enclose the same with the contract to be entered between BECC and the Concessionaire.

Putting up of advertisements must comply with the advertisement byelaws issued by BECC and or any other appropriate agency. Neither special concession nor exemption from compliance to rules and regulations would be provided to boost the revenue earning potential.

Failure to operate and maintain the Skywalk in entirety would entail the Contract to become defunct and liable for termination at risk and cost. Under no

circumstance would the Concessionaire would be allowed to carry on the business of using advertisement space for hoarding if the Skywalk for use by pedestrians get affected. The right to use and the Concession to display advertisements would be liable for termination if and when the Skywalk project through use of lift and escalators becomes malfunctioned and or non-functional.

Financing

Financing of the project is entirely the responsibility of the bidder who is selected based on the bidding process. Bidders must indicate the funding mechanism proposed in the bid itself and later keep BECC informed of the actual funding pattern. Failure to inform BECC within a reasonable time would be deemed to be a breach of contract. BECC would not provide for any guarantee or any other document that may be required by the financial institution of the bidders. Bidders should seek funding based on the strength of the contract entered between BECC and the Concessionaire.

Establishment of economic and commercial viability of the project is entirely the responsibility of the bidder. Though the determination of capital cost and operating costs fall under the purview of the Concessionaire, BECC may seek clarifications to justify such costs since in the event the Contract is terminated BECC would have to take recourse to the assets and assign them to other Concessionaire’s.

Revenue Model

The bidders shall submit for each of the location for which they are submitting offers a revenue model showing the year wise revenue potential – from advertisements and other commercial activities and expenses towards operation, maintenance, administrative machinery, financial charges, taxes, rentals, depreciation etc. The revenue model should also provide details of capital expenditure and operational expenses for period quoted by the Concessionaire comprising the construction period and a Commercial Operation period. The model shall indicate the committed payments by the Concessionaire to BECC as concession fee on a yearly basis (Concession Fee) during the Concession period of period quoted by the Concessionaire. The concession fee shall be payable on a half yearly basis to BECC on a committed payment basis and not on the actual performance of the Concessionaire. Thus the risk of realizing less or more revenue and incurring of less or more costs would be assigned to the

Concessionaire exclusively. The assumptions for estimating each line item of the revenue model shall be indicated in the offer. The revenue model after negotiation shall form part of the Contract to be entered in to between BECC and the Concessionaire and shall be a binding document.

Revenue Model would be the key evaluation criterion for each of the packages submitted. A bid that provides the highest price to BECC in terms of concession payments would be rated as number one in the commercial evaluation. Commercial evaluation would be carried out for each location independently and would not be combined under any circumstances.

Implementation Schedule

The bidders shall submit a detailed implementation schedule for carrying out each of the locations clearly indicating the activities and the scheduled date of completion with indicative commitment of resources. The Schedule shall be detailed for each site with a time table. Implementation Schedule would be one of the aspects on which the bid would be evaluated for selection. Implementation Schedule once negotiated and agreed would form part of the Contract to be entered in to between the Concessionaire and BECC.

Contract Terms

The Contract to be entered in to between the Concessionaire and BECC shall include the following clauses:

Effective Date and Term

Performance security

Warranty

Payment

Prices

Assignment

Sub-contracts

Liquidated damages

Applicable law

Notices

Change orders, scope changes

Taxes and duties

Confidentiality

Arbitration and Dispute Resolution

Force Majeure
Termination and Consequences of Termination
Limitation of liability
Technical Documentation
Project Management
Bidder's obligations
BECC’s Obligations

The content of the Contract would be based on the standard terms and conditions for contract award practiced by BECC for such concession contracts. More specifically the important aspects of the proposed Contract are detailed below:

Effective Date and Term:

The Concessionaire shall complete the construction as per the agreed implementation schedule. Any delay in completion and commencement of Commercial Operation shall entail the Concessionaire to pay liquidated damages at the rate of Rs 5.0 Lakh per month of delay for each location reckoned from the date of scheduled date of completion of construction.

BECC and or its nominated agencies shall have access to the premises at all times for the purpose of inspection and performance measurement. The Concessionaire shall maintain a log of books recording the performance and up time of individual components of the Skywalk system. The Concessionaire shall also obtain periodic compliance certificates from appropriate authorities for advertisements, hoardings and any other commercial activity. These shall be submitted to BECC for scrutiny and records periodically.

The Concessionaire shall only have the right to use the site earmarked for the Skywalks project and shall not use the site for any other purpose.

The Concessionaire shall submit monthly progress reports to BECC in respect of progress of work vis-à-vis the implementation schedule agreed in the Contract. The Concessionaire shall highlight the major issues and the impact of the same on completion time and the remedial measures taken to complete the project within the scheduled time.

The Concessionaire and BECC should use reasonable efforts to resolve all disagreements or the disputes arising between them under the Contract or in connection with it by means of direct negotiations. If any dispute remains unresolved for a period more than one month then it shall be referred to the

process of Arbitration as envisaged in the Contract.

Consistent non-performance and under performance by the Concessionaire with respect to identified performance indicators would be deemed as a breach of Contract and repetitive breaches would entail the Contract liable for termination.

The Concessionaire shall carry out repair work with respect to lifts and escalators and or other equipment that impairs the service of Skywalk system promptly and in no case should the lifts and escalators be unavailable for more than 4 hours on any day during the year.

All lifts and escalators should be functioning normally at all times. Preventive maintenance can be undertaken during the night time for all the lifts and escalators.

Under no circumstances shall all the lifts and escalators can become non-functional and the Concessionaire shall design and ensure availability of lift and escalators in such a manner. Also delay in repair will attract penalty as per section- 7.

The Concessionaire shall designate a Project Manager for each location and a coordinator in case there are more than one location, the Project Manager or coordinator shall be the designated person to deal with BECC during the construction phase as well as the Operation & Maintenance phase. The lifts and escalator Concessionaire s engaged by the Concessionaire shall comply with the necessary safety and security guidelines.

The Concessionaire shall obtain and maintain insurance of all the assets and personnel at all times during the concession period. BECC shall be termed as co-beneficiary in all the insurance policies taken by the Concessionaire.

Lifts or Escalator Concessionaire s should be available as and when required. Security personnel must be available on the 24x7 basis.

The Agency shall pay Concession fee (concession payments) in advance every year as per prevailing Advertisement bye laws or as per modified/updated policy during the concession period. Failure to make the concession payments as per agreed schedule would entail the Contract to be terminated with damages recoverable from the Concessionaire.

The Concessionaire shall hand over the assets at the end of the concession period in a good working condition along with spares and other contracts to continue the operation and maintenance.

Performance Security:

The Concessionaire shall furnish a Performance Bank Guarantee (PBG) and Additional Performance Bank Guarantee (APBG) as specified in the RFP. These guarantees shall remain valid for the respective phases of construction and Operation & Maintenance. Failure to maintain valid performance security shall constitute a material breach of the Agreement.

Warrant:

The Concessionaire warrants that all works, materials, equipment including lifts and escalators, and associated systems shall be new, free from defects and compliant with applicable standards. Any defects or deficiencies shall be rectified promptly at the Concessionaire's own cost.

Payment:

The Concessionaire shall pay the Concession Fee annually in advance in accordance with the Greater Bengaluru Area (Advertisement) Rules, 2025 and the terms of the Agreement. Failure to make timely payments shall attract interest and may lead to termination of the Contract.

Prices:

The Concession Fee quoted by the bidder shall be subject to an annual escalation of five percent (5%) from the second year onwards over the fee of the preceding year. The successful bidder should pay all statutory taxes to Central, State, local bodies etc., in addition to the Concession fee and advertisement tax to the BECC.

Assignment:

The Concessionaire shall not assign, transfer or otherwise dispose of its rights or obligations under the Agreement without prior written approval of BECC. Any unauthorized assignment shall be treated as a breach of contract.

Sub-contracts:

The Concessionaire may engage contractors or sub-contractors with prior approval of BECC. However, the Concessionaire shall remain fully responsible for the performance, safety, and compliance of all works executed through such agencies.

Liquidated Damages:

In the event of delay in completion of construction, the Concessionaire shall be liable to pay liquidated damages at the rate of ₹5.00 Lakh per month per location from the scheduled date of completion. Additionally, failure to meet operational

performance standards, including uptime of lifts and escalators, shall attract penalties as specified in the Agreement.

Applicable Law:

The Agreement shall be governed by and construed in accordance with the laws of India and the applicable laws of the State of Karnataka.

Notices:

All notices and communications under the Agreement shall be in writing and shall be deemed valid if delivered by hand, registered post, courier or electronic mail to the designated addresses of the parties.

Change Orders / Scope Changes:

BECC reserves the right to issue change orders or modifications to the scope of work. Any such changes affecting cost or time shall be mutually agreed upon and documented in accordance with the provisions of the Agreement.

Taxes and Duties:

All applicable taxes, duties, levies and statutory payments shall be borne by the Concessionaire unless specifically stated otherwise. The Concessionaire shall comply with all applicable tax laws and regulations.

The successful bidder should pay all statutory taxes to Central, State, local bodies etc., in addition to the Concession fee and advertisement tax to the BECC.

Confidentiality:

Both parties shall maintain confidentiality of all project-related technical, financial and commercial information and shall not disclose the same without prior written consent, except as required under applicable law.

Arbitration and Dispute Resolution:

The parties shall endeavor to resolve disputes through mutual consultation. In case disputes remain unresolved for a period exceeding thirty (30) days, the same shall be referred to arbitration in accordance with the Arbitration and Conciliation Act, 1996. The seat and venue of arbitration shall be Bengaluru.

Force Majeure:

Force Majeure events shall include natural calamities, war, civil disturbances, government actions, pandemics or any other events beyond the reasonable control of the parties. The affected party shall notify the other party and may be granted appropriate relief including extension of time.

Termination and Consequences of Termination:

BECC shall have the right to terminate the Agreement in case of default, non-performance, repeated breach of service levels, or failure to comply with contractual obligations. Upon termination, BECC shall have the right to encash performance security and take over the assets, and the Concessionaire shall hand over the facilities in good working condition.

Limitation of Liability:

The liability of the Concessionaire shall be limited to the extent specified in the Agreement, except in cases of fraud, gross negligence or willful misconduct.

Technical Documentation:

The Concessionaire shall submit all designs, drawings, manuals, maintenance records and related technical documentation to BECC. All such documents shall become the property of BECC.

Project Management:

The Concessionaire shall appoint a qualified Project Manager for each location and a central coordinator (if multiple locations are involved), who shall act as the point of contact with BECC. The Concessionaire shall submit monthly progress reports detailing work status, issues and corrective measures.

Bidder’s Obligations:

The Concessionaire shall design, finance, construct, operate and maintain the Skywalks in accordance with the Agreement. The Concessionaire shall ensure continuous operation, safety, cleanliness, and functionality of all components including lifts and escalators, with downtime not exceeding four (4) hours in a

day. Adequate manpower including technical and security personnel shall be deployed on a 24×7 basis.

BECC’s Obligations:

BECC shall provide access to the project site, facilitate approvals where required, and monitor the implementation and performance of the project. BECC and its authorized representatives shall have the right to inspect the facilities and verify compliance at any time.

Volume-4

Forms For Bid Submission

Annexure 1: Technical Proposal Forms as uploaded in KPP portal.

Annexure -2: Qualification Information (Financial)

The information to be filled in by the

1.1 Constitution or legal status of Bidder [Attach copy]

Place of Registration _____

(Attach Copy)

Principal place of business: _____

1.1 Financial turnover during

Year	In Rs. Lakhs
2021-22	
2022-23	
2023-24	
2024-25	
2025-26	

1.2 Work performed as Prime Concessionaire (in the same name) on works of similar nature over the five years.

Project Name	Name of Employer	Description of Work	Contract Number	Value of work Rs. Lakhs	Date of issue of work order	Specified period of completion	Actual date of Completion	Remarks explaining reasons for delay in completion of work
1	2	3	4	5	6	7	8	9

1.3 Bidders liquid assets/availability of credit facilities

Annexure 3: Commercial Proposal Form (pl. see in KPP portal)

Annexure 4: Details of experience in similar projects

To be furnished for each of the relevant and similar projects executed by the bidder – please do not mention on-going or incomplete projects here.

Sl No	Name of the Project	Client Details	Value of the Project	Type of contract – Turnkey/ BOOT/ BOT/ DBFOT etc.	Status of the project – timely completion / cost over runs / meeting the design objectives
1	2	3	4	5	6

Annexure 5: Format for Providing Previous General Experience

Sl No	Name of the Project	Client Details	Value of the Project	Status of the project – timely completion / cost over runs / meeting the design objectives
1	2	3	4	5

Annexure 6: Format for Statement of Deviation(s) from Scheduled Requirements

SI. No.	Reference of Clause No. & Page No.	Deviation in the proposal	Brief reasons
1	2	3	4

Annexure 7: Request for Clarifications (RFC)

Bidders requiring specific points of clarification may upload the pre bid quires only at the KPP Portal only.

Annexure 8: Design of the Proposed Skywalks with lifts with escalator and staircase on both sides (if it is integrated, then at each side)

Please provide the following in detail for the proposed skywalk:

Concept design and drawings

Health & safety considerations

Use of failsafe mechanisms

Selection of suppliers and sub-contractors

Selection of sub-systems, components and material

Use of indigenous material and standard components

Annexure 9: Methodology & approach (level of understanding of the RFP)

Understanding of overall concept and design

Conformity to local laws and regulations

Meeting the standards in RFP

Acceptability of structural design

Demonstration of a quality assurance program with emphasis on pedestrian service and improvements

Reflection of actual ground level data as existing at chosen sites for the Skywalks with lift and with or without escalator and staircase on both sides

Annexure 10: Implementation schedule and plan

Bidders should provide the following details in respect of the implementation schedule:

Gantt chart

Critical Activities

Resource requirements

Annexure 11: Manpower Details during construction and O&M

Bidders provide the details of the following to establish credibility for project management, operation, and maintenance.

Organization chart

Details of manpower to be deployed

CVs of key personnel

Annexure 12: Bid Security (EMD) (as per KPP portal)

Annexure 13: Format for Commercial Bid – each Location (as per KPP portal)

Sl. No	Name of Location	Concession Fee offered per year Quoted / Offered in Rupees
1	2	3
1	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15years under Commercial Advertisement rights at Outer Ring Road Near Karthik Nagar Bus Stop(General Category)	
2	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at ITPL Main Road Near CMRT College(General Category)	
3	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Outer Ring Road Near EMC Square(General Category)	
4	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Varthuru to Old Airport Road Opp. Sai Samruddi Apartment / Vibgyor School Cross Junction(General Category)	
5	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Varthuru to Old Airport Road Near Siddapura Junction(General Category)	
6	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Whitefield Main Road Immadihalli Junction (General Category)	
7	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Whitefield Main Road Near Royal Mart Junction (General Category)	

8	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Sarjapura Road Near Kaikondrahalli Junction(Reserved for Scheduled Caste Category)	
9	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Sarjapura Road Near Wipro Gate(General Category)	
10	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at ORR Near Ibbaluru Junction(General Category)	
11	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Whitefield Main Road Near Hagadur Junction (General Category)	
12	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Sarjapura Road Near Salarpuria Senorita Apartment (M.K. Retail Shop) (Reserved for Scheduled Tribe Category)	
13	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Sarjapura Road Near Carmelaram Junction (Reserved for Scheduled Caste Category)	
14	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Sarjapura Road Near Doddakannalli Junction (General Category)	
15	Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at Old Madras Road Near Govt Hospital KR Pura(Reserved for Scheduled Caste Category)	

Note:

1. The Successful Bidder shall be solely responsible for payment of all applicable taxes, duties, cess, levies, licence fees, advertisement tax, GST and other statutory charges payable to the Central Government, State Government, Local

Authorities or any Competent Authority from time to time. Such payments shall be in addition to the Concession Fee payable to BECC.

2. The Concession Period for each Skywalk Location shall be Fifteen (15) years from the date of issue of the Work Order, inclusive of the Construction Period of Nine (9) months.
3. The First Year Concession Fee quoted by the Bidder for each Location shall not be less than the Base Concession Fee prescribed by BECC. Any Bid quoting an amount lower than the prescribed Base Concession Fee shall be treated as non-responsive and shall be rejected. The details of Base Concession Fee for quoting Concession fee for first year for each location are as below:

Sl No	**Location**	**Base Concession Fee (Rs in Lakhs)**	**First Year Concession Fee Quoted by the Bidder (in Rs)**
1	**2**	**3**	**4**
1	Outer Ring Road Near Karthik Nagar Bus Stop	25.00	
2	ITPL Main Road Near CMRT College	25.00	
3	Outer Ring Road Near EMC Square	25.00	
4	Varthuru to Old Airport Road Opp. Sai Samruddi Apartment / Vibgyor School Cross Junction	25.00	
5	Varthuru to Old Airport Road Near Siddapura Junction	25.00	
6	Whitefield Main Road Near Immadihalli Junction	25.00	
7	Whitefield Main Road Near Royal Mart Junction	25.00	
8	Sarjapura Road Near Kaikondrahalli Junction	25.00	
9	Sarjapura Road Near Wipro Gate	25.00	
10	ORR NearIbbaluru Junction	25.00	

11	Whitefield Main Road Near Hagadur Junction	25.00	
12	Sarjapura Road Near Salarpuria Senorita Apartment (M.K. Retail Shop)	25.00	
13	Sarjapura Road Near Carmelaram Junction	25.00	
14	Sarjapura Road Near Doddakannalli Junction	25.00	
15	Old Madras Road, Near Govt Hospital KR Puram	25.00	

4. The Bidder quoting the Highest First Year Concession Fee above the prescribed Base Concession Fee for the respective Location shall be considered for award of the Contract, subject to fulfillment of all Technical, Financial and other Qualification Requirements specified in the RFP.
5. The Annual Concession Fee from the Second Year onwards shall automatically increase at the rate of Five Percent (5%) per annum on a compounded basis over the immediately preceding year's Concession Fee.
6. The Annual Concession Fee shall be payable in advance every year and shall be remitted within fifteen (15) days from the date of receipt of the Demand Notice issued by BECC.
7. Upon expiry or earlier termination of the Concession Period, the Skywalk structure, lifts, escalators, electrical systems, CCTV systems, advertisement structures, public utility infrastructure and all associated assets shall vest with and be transferred to BECC/GBA on an "as is where is" basis, free from all encumbrances, liens, charges and third-party claims.The Concessionaire shall hand over the Skywalk and all associated facilities in good operating condition, fair wear and tear excepted, after rectifying all identified defects and deficiencies to the satisfaction of BECC.

Appendix 14: Format of Bank Guarantee for Performance Security

To:

Executive Engineer,
Traffic Engineering Cell Division,Zone1
Bengaluru East City Corporation
Bengaluru-560048

WHEREAS _____ *[name and address of Concessionaire]* (hereinafter called "the *Concessionaire*") has undertaken, in pursuance of Contract No. _____ dated _____ to execute “Construction of skywalks under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) with Fixed Concession Period of 15 years under Commercial Advertisement rights at _____(Specify the location for which they are quoting)” (hereinafter called "the Contract");

AND WHEREAS it has been stipulated by you in the said Contract that the *Concessionaire* shall furnish you with a Bank Guarantee by a recognized bank for the sum specified therein as security for compliance with his obligations in accordance with the Contract.

AND WHEREAS we have agreed to give the Contractor such a Bank Guarantee.

NOW THEREFORE we hereby affirm that we are the Guarantor and responsible to you, on behalf of the Contractor, up to a total of Rs._____ *[amount of guarantee]* Rupees_____ _____*[in words]*, and we undertake to pay you, upon your first written demand and without cavil or argument, any sum or sums within the limits of _____ *[amount of guarantee]* as aforesaid without your needing to prove or to show grounds or reasons for your demand for the sum specified therein.

We hereby waive the necessity of your demanding the said debt from the Contractor before presenting us with the demand.

We further agree that no change or addition to or other modification of the terms of the Contract or of the Works to be performed there under or of any of the Contract documents which may be made between you and the *Concessionaire* shall in any way

release us from any liability under this guarantee, and we hereby waive notice of any such change, addition or modification.

This guarantee shall be valid until 30 days from the issue of NOC for Commercial operation.

Signature and seal of the guarantor _____

Name of Bank _____

Address _____

Date _____

Annexure 15: OPERATION & MAINTENANCE MANUAL

Bangaluru East City Corporation

Project: Construction and Operation of Sky walk with Lift/escalator Facility –

Authority:

Document Control

Name of work , Location,

work order no, date

Effective Date	[DD-MM-YYYY]
Prepared By	[Name, Designation]
Reviewed By	[Name, Designation]
Approved By	[Chief Engineer]
Department	Engineering Department,

1. PURPOSE

This document establishes the standard operating procedure (SOP) for operation, and maintenance of the Foot Over Bridge (FOB) with steel structure and passenger lifts for safe pedestrian crossing

2. General Scope

The scope of work for the steel structure Foot Over Bridge (FOB) project encompasses all activities to be checked and recorded in work logbooks COMPULSARILY during operation and maintenance period ,The key components and activities under this scope are elaborated below:

1. MAINTENANCE PLAN

Maintenance Protocols:

• Preventive Maintenance:

o Follow the Preventive Maintenance Plan for all bridge components, including structural, mechanical, and electrical systems.

• Corrective Maintenance:

o Immediately address defects or failures identified during inspections or reported by users.

o Document all corrective actions, including materials used, person responsible, and completion date.

• Record Keeping:

o Maintain O&M logbooks detailing inspections, maintenance activities, tests, and repairs.

o Ensure records are available for government audits and safety compliance verification.

1. Operation & Maintenance (O&M) Manual

• The O&M manual provides comprehensive guidance for the operation, inspection, and preventive maintenance of the FOB.

• Includes:

o Daily, monthly, and annual maintenance schedules.

o Safety instructions for personnel and users.

o Procedures for lifts, lighting, drainage, handrails, and structural elements.

o Guidelines for emergency response, repairs, and coordination with agencies.

• Purpose: Ensure safe, reliable, and long-term performance of the FOB with minimal downtime and maintenance costs.

2. Maintenance Plan

The Maintenance Plan ensures the safety, durability, and functional reliability of the Foot Over Bridge (FOB) throughout its service life. The plan is divided into Preventive Maintenance (scheduled inspections and upkeep) and Corrective Maintenance (repairs and restoration of damaged components).

3. Preventive Maintenance Schedule

Preventive maintenance (PM) is aimed at detecting potential problems before they develop into serious defects. The schedule below identifies each component, its maintenance activity, frequency, and responsible personnel.

Component	Maintenance Activity	Frequency	Responsible Person
Steel Structure	Visual inspection for corrosion, dents, deformations, misalignment; check structural connections	Every 3 months	Site Engineer
Painting / Coating	Inspect paint and protective coating for peeling, rust spots, or exposure; repaint affected areas	Every 2 years	Maintenance Supervisor
Bolts and Joints	Check torque of bolted connections; inspect welds; replace corroded or damaged	Every 3 months	QA Engineer

	bolts		
Deck Flooring	Inspect for wear, loose or damaged plates, or anti-slip surfaces; clean surface	Quarterly	Site Engineer
Roof Sheeting	Check for leakage, loose fasteners, damaged sheets; clean gutters and drainage channels	Quarterly	Civil Supervisor
Handrails & Cladding	Verify fixity, alignment, and condition of handrails, guardrails, and cladding; repair or replace damaged sections	Monthly	Maintenance Staff
Lighting & Electrical	Test lighting fixtures, replace fused bulbs, check cabling, earthing, and functionality of emergency lighting	Monthly	Electrical Technician
Lift System	Perform routine inspection of lift operation, lubrication of guide rails, check safety devices and emergency functions	Monthly	Authorized Lift Agency
Drainage System	Clean drains, remove blockages, ensure free	Monthly	Maintenance Team

	water flow to prevent ponding on the bridge deck		
Signage / Painting	Check visibility, legibility, and direction clarity; clean or repaint as required	Every 6 months	Safety Officer

Key Notes for Preventive Maintenance:

• All inspections must be documented with date, findings, and actions taken.

• Materials used for repairs or repainting must comply with approved specifications.

• The responsible personnel should report any critical observations immediately to the Project Maintenance Authority.

• Inspections and maintenance should adhere to local safety, structural, and accessibility codes.

4. Corrective Maintenance

Corrective maintenance involves repairing or replacing components that are damaged or malfunctioning, ensuring the bridge remains safe and operational.

6. LIFT MAINTENANCE PLAN

Lift Maintenance Guidelines

The lift system is a critical component of the FOB, providing accessibility for elderly, differently-abled persons, and passengers with luggage. Proper maintenance ensures safe, reliable, and continuous operation while complying with applicable Indian Standards (IS 14665) and safety regulations.

6.1 Daily Checks

Daily inspections ensure that minor defects are detected early and operational safety is maintained. These checks are typically performed by the site maintenance staff or authorized lift operator:

• Power Indicators: Verify that the Power ON/OFF indicators are functioning correctly.

• Door Operation: Ensure automatic door opening and closing is smooth and unobstructed.

• Alarm & Communication Systems: Test alarm, intercom, and emergency stop buttons for proper operation.

• Cabin Utilities: Check that the cabin light and fan are operational for passenger comfort and safety.

Documentation:

• Record all observations and minor issues in the daily lift logbook for accountability and follow-up.

6.2 Monthly Maintenance (By Authorized Lift Vendor)

Monthly maintenance involves technical inspections and adjustments by a certified lift service provider:

• Motor and Gearbox: Check lubrication levels and ensure smooth operation.

• Safety Gear & Buffers: Test all safety mechanisms, including buffers, brakes, and door interlocks.

• Control Panel & Wiring: Inspect for wear, loose connections, and proper functioning of limit switches.

• Lift Leveling & Braking: Verify the lift stops accurately at floor levels and brakes operate smoothly.

• Record Keeping: Log all inspections, adjustments, and observations in the lift maintenance logbook.

Objective:

• Prevent unexpected breakdowns and ensure compliance with safety standards.

6.3 Annual Inspection

Annual inspections ensure regulatory compliance, safety certification, and long-term reliability:

• Load Test: Conduct static and dynamic load tests as per IS 14665 to verify structural integrity and operational safety.

• Safety Certification: Obtain certification from a competent authority or certified inspection agency confirming the lift is safe for public use.

• Replacement of Worn Components: Replace cables, pulleys, sheaves, or other components showing wear or fatigue.

• Comprehensive Report: Prepare a detailed annual inspection report for submission to the client or government authority.

6.4 Emergency Procedures

Emergency preparedness is essential to ensure public safety, personnel safety, and protection of the FOB structure in case of unexpected events. The following table outlines common scenarios and the required actions:

Scenario	Action
Power Failure	Lift stops at the nearest floor using backup power or emergency braking; guide passengers to exit safely; inform maintenance team for troubleshooting.
Fire / Smoke	Evacuate pedestrians immediately; shut off electrical power in the affected zone; use fire extinguishers if safe; notify fire department and local authorities; assist emergency services as

	needed.
Structural Damage	Immediately stop pedestrian access; barricade affected areas; inform structural engineers for assessment; display warning signage; restrict access until clearance is given.
Injury / Accident	Provide immediate first aid using on-site kits; inform nearest hospital and local authorities; document the incident for investigation; implement corrective measures to prevent recurrence.

Key Notes:

• Emergency procedures must be displayed on the bridge and lift cabins for public awareness.

• Conduct periodic drills for staff to ensure readiness.

• Maintain emergency contact numbers prominently.

6.5 Record Keeping & Documentation

Maintaining proper documentation ensures traceability, regulatory compliance, and long-term safety. Records should be kept in physical and/or digital format and updated regularly.

Required Records Include:

1. Inspection and Maintenance Logs:

   o Daily, monthly, and annual inspection records for structural, mechanical, electrical, and lift systems.

2. Painting and Coating Records:

   o Records of surface preparation, coating type, and application dates.

3. Lift Maintenance Certificates:

o Daily, monthly, and annual maintenance and safety certification reports.

4. Electrical Inspection Reports:

o Periodic checks of lighting, wiring, earthing, and safety devices.

5. Incident / Accident Reports:

o Detailed records of any accidents, injuries, or near-miss events including corrective actions.

6. Annual Structural Stability Certificate:

o Certification issued by authorized structural engineers confirming bridge integrity.

Best Practices for Documentation:

• Maintain centralized, organized files accessible to authorized personnel.

• Ensure timely updates to records after inspections, maintenance, or incidents.

• Store records for government audits, safety inspections, and legal compliance.

• Use records to plan preventive and corrective maintenance, minimizing failures and downtime.